

# CONTINUITY

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Dedicated to Preserving San Jose's Architectural Heritage

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## Wrestle with the Trestle Willow Glen vs. the City of San Jose



*Looking from  
below to the  
top of the  
Willow Glen  
Trestle .*

It's no wonder that Glenites feel so strongly about their railroad trestle. It's the last reminder that their identity as a community was defined by their defiance of the railroad. The trestle was built by the Western Pacific Railroad, a fierce competitor of the domineering Southern Pacific. When the Western Pacific appeared around 1903, fruit canners and packers in the heart of Santa Clara Valley had a shipping alternative.

Southern Pacific began to feel the pressure and planned to build a new route through Willow Glen. But Glenites organized and incorporated, keeping Southern Pacific from building new trackage along Coe

Avenue to Almaden Road. The vote to incorporate the village of Willow Glen back in 1927 was overwhelming. Incorporation was approved by a vote of 686 to 384 and Willow Glen became an incorporated city, forcing the Espy (S.P.) railroad to put their new trackage elsewhere.

The trestle is located behind the Palm Haven neighborhood, not far from the end of Lonus Avenue near Lincoln. You have to walk to the creek trail at Coe Avenue if you want to stand atop it. The trestle is 25 feet high and 210 feet long, a masterpiece of engineering from the day when structures of this type were built by hand. It is in very good

*(Cont'd on page 3)*

# Executive Director's Message

Stop me if you've heard this one before. The City Council has voted to demolish a nearly 100 year-old structure and replace it with a new, more modern version. A group of citizens organize to save the structure. The City Council moves forward to demolish the structure anyway.

Sound familiar? You could apply this scenario to San Jose numerous times although this time it's about the Willow Glen Trestle. Previous issues of *Continuity* have had coverage about the fight to save this link to our railroad past so I won't recount the entire history, but suffice it to say we have met an immovable object in the City Council. In spite of acknowledging a poor public outreach process, the Council recently unanimously reaffirmed its previous position to demolish the trestle.

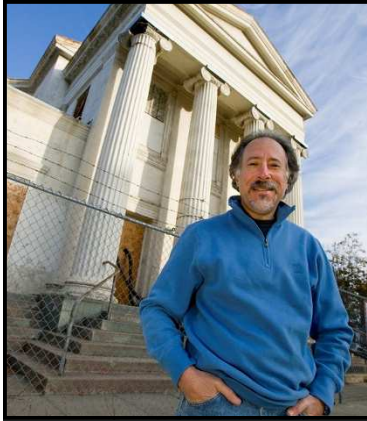
As I said during public testimony at the Council meeting, "There is a cumulative impact every time you scrape the landscape of one of our historic structures. Every time that happens you erase another chapter of San Jose's history. We urge you not to do that – again."

Following public testimony the Council voted unanimously – again – to demolish the trestle and replace it with a new, steel bridge.

Even worse than deliberately deciding to demolish a structure is "demolition by neglect." That's what the City has done in the case of the Kelley House on the grounds of Kelley Park.

This stately home was damaged in the 1989 Loma Prieta earthquake. It was never repaired. Then, in 2012 the house was further damaged by fire. It remains deteriorating to this day.

Now, the City is trying to figure out what to do with it. With the insurance settlement from the fire they could cover some of the rebuilding costs – but it's an expensive proposition, or the house could be scraped from the landscape and something new could be built in its place. A public process is currently underway to gather input for possible recommendations to the City Council.



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

*Photo:*  
*Silicon Valley Community Newspapers*

The many years of disrespect shown to the Kelley House is an embarrassment to our city. Our leaders should be embarrassed that they have allowed this to occur for decades but they apparently are OK with it since they have let it continue for so long. It's bad enough when this happens on private property, but when it happens to a city resource on city property it's inexcusable. It all comes down to money and priorities. Until the City makes preservation a priority these kinds of embarrassments will continue to happen.

You can help do everything possible though to encourage the city to take better care of our historic resources. We keep our eyes open all the time for endangered historic structures but we can't see everything. We rely on you to be our extended eyes and ears throughout the community.

If you see a threatened structure – let us know about it. If we are already aware of it, great, but if we aren't you would be helping to possibly preserve that structure. Several of you have done just that in the past few months and your efforts are greatly appreciated.

While our primary focus is protecting what is left of San Jose's architectural heritage, we also present a number of fun and educational events throughout the year. These events include walking tours, our upcoming Movie Night, our first Treasure Hunt, the Fabulous Hats! Party, and of course our extremely popular Garage & Salvage Sale, just to name a few.

Planning and producing these events takes a lot of time and energy. We have a core group of volunteers who put in countless hours to make these events successful. We need a

*(Cont'd on pg. 3)*



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## Wrestle with the Trestle (Cont'd)

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condition, thanks to its design and years of maintenance. The trestle spans the Los Gatos Creek ravine and crosses the creek which is a mere trickle most of the year.

The railroad is long gone, and the remaining railroad right-of-way has been dedicated to become part of the 3 Creeks Trail system. There were plans for years to repair the roadbed, making it suitable for bicycles and walkers. Millions of dollars in federal, state and county money have gone into creating these urban trails.

Now the San Jose City Council wants to remove the trestle and replace it with a modern structure. There is federal grant money available to remove structures coated with creosote, and the city hopes to capture those funds. The only problem is that the Parks Department seems to have bypassed the California Environmental Equality Act (CEQA) provisions for the project. Staff presumed the clearances were in place, but a closer investigation revealed their paperwork from 2004 only covered repair to the trestle roadbed, not demolition and rebuild.

This is the type of issue that invites litigation, tying up City resources and resulting in a



*Photos: Gayle Frank*

*Larry Ames, left, conducts a group of interested citizens on a tour of the Willow Glen Trestle on a Saturday morning.*

serious breach of public trust. Although the San Jose City Council has voted to demolish the trestle, we hope that senior staff will take a hard look at the issues and decide if they want to face the Glenites and their attorneys on the issue. ☞

**-The Dog**

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## E.D.'s Message (Cont'd)

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larger core group if we are going to be able to offer as many events as we currently do. We need you to step-up and offer to help with one or more of our events.

There is pretty much something for everyone in our volunteer opportunities – including planning, publicity, and day-of-event participation. So, if you enjoy our events and want to see them continue, then please volunteer some of your time and talent and help us. You can contact me at [brian@preservation.org](mailto:brian@preservation.org).

Quarterly membership renewals have been sent out. If your membership is due please renew in a timely manner. We are always looking for new members as well. Tell your friends and family about PAC\*SJ and encourage them to join. We have openings on committees such as Advocacy and Education, Events, and Membership (EEM). Please join a

committee and help us preserve what is left of San Jose's dwindling historic resources. The revenue from membership helps support our ongoing activities.

As summer winds down we are looking ahead to the challenges ahead of us. Our efforts to save the Century Theaters continue and will increase once a development proposal application is filed. That could happen anytime.

There are several historic homes located on prime development sites and we are also watching those closely. Since we cannot count on our elected officials to safeguard our historic resources we must do so. We will use the resources of our membership in this important effort. ☞

**-Brian Grayson,  
Executive Director, PAC\*SJ**

# San Jose Historic Landmarks Commission

The San Jose Historic Landmarks Commission (HLC) now has a full roster of seven commissioners. They are: Steven Cohen, Vice Chair, Ramiro Torres, Tania Nunez, Robert Abatecola, Marilyn Messina, Ed Saum, and Max Schultz.

In the past, the Commission met monthly, but since the economic downturn they only meet quarterly. In fact, their May meeting was cancelled so as of August, the HLC has only gathered once this year. A September 4<sup>th</sup> meeting is scheduled. PAC\*SJ would like the HLC to return to monthly or even bi-monthly meetings so the preservation work in our city will not be neglected.

The City's website lists the Historic Landmark Commission's responsibilities as the following:

*Forwarding comments and recommendations to the Director of Planning and City Council on: City Landmark, City Landmark Historic District, and Conservation Area Nominations*

*Mills Act Historic Property Contracts*

*Historic Preservation Permits for work performed on a City Landmark or within a City Landmark Historic District*

*Preservation, exhibition, and protection of the History San Jose Historical Museum*

*Maintains the Historic Resources Inventory, utilizing the Inventory as a tool in recommendations and Inventory listings as appropriate, by:*

*Providing comments on land use/development proposals with the potential to impact cultural resources; and,*

*Where appropriate, adding properties identified through those proposals to the Historic Resources Inventory.*

The City Council has the final decision of Landmark designations, Conservation Area listings, and Mills Act Historic

Property Contracts. The Director of Planning has the final decision-making on Historic Preservation Permits. The HLC has authority to list properties on the Inventory without Council approval.

With cutbacks in city government, preservationists are disillusioned with any progress for historic preservation in San Jose. We understand that there is a new city policy of holding only one community meeting per project no matter what the topic and that community input is not taken seriously by the Planning Department. Steve Cohen, Vice Chair of the HLC, said, "The HLC and Design Review Committee have become minor steps in the process, easily ignored. I now refer to San Jose as *the city of lost opportunities*. The City's attitude is just get it built and ignore the recommendations from HLC and the Design Review Committee."

In other words, it appears that the City of San Jose is not allowing the HLC to do its job. It is time for us to rattle some cages and voice our concerns with more gusto. This is our city and we have a right to be heard and to be taken seriously. Historic preservation is an integral part of San Jose and PAC\*SJ will do all it can to educate, advocate and fight for saving and respecting our treasures from the past.

-Gayle Frank

**"Unlike some other commissions, the San Jose Historic Landmarks Commission doesn't get a second chance to fix things later..."**

-Judy Stabile, PAC\*SJ Member



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# Optimistic News for Preservation

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## Pellier Park Plaques

PAC\*SJ recently learned that the plaques removed from Pellier Park, that we feared were missing, have been found. When the Park was dismantled several years ago to allow condominium construction, the plaques were placed in storage. Once the city cleared out the storage container and moved the contents to a better location the city workers found all the plaques.

Parks, Recreation and Neighborhood Services (PRNS) is working with a vendor to receive estimates to restore the plaques so they will be ready for placement when the new park is completed.

## OSH Boxcar and Sign

An agreement was reached after days of negotiating between WGNA's (Willow Glen Neighborhood Association) Richard Zappelli—acting as an independent liaison person, Michael Van Every of Green Republic (a local developer), Mike Ayres of OSH (Orchard Supply Hardware) and Rod Diridon (former Santa Clara County Board Supervisor and California High-Speed Rail Authority member). All agreed to do historic preservation work together by saving :

- ⇒ The original OSH neon sign on San Jose's West San Carlos St.
- ⇒ The historic railroad boxcar by moving it one block west to Green Republic's property on the corner of Sunol and Auzerai Streets.

## Historic St. James Park

The St. James Park Neighborhood Association thanks San Jose citizens for their continued interest in and support of the Association's efforts to improve the environment in the historic St. James Park. Some of the Association's recent accomplishments include working with District 3 Councilperson Sam Liccardo, Captain Ciaburro of SJPd, Ray Bramson of San Jose City's Homeless Division, and Mollie Tobias of Parks & Recreation Services, on the St. James Park issues including the proposed parking of VTA trains. The Association's accomplishments include providing a public forum for city speakers, hosting a free public Easter egg hunt, co-hosting a movie night in the Park, organizing dog walking

meet-ups and holding Engagement Games for solving downtown issues. In addition, the children's playground now has fibar (an engineered wood fiber playground surface) installed while flowers bloom in the raised planter nearby.

The Neighborhood Association President, Jack Sardegna, described future planned projects as hosting a free Pirates in the Park Treasure Hunt for children, replacing oil drums, replacing and enclosing garbage cans, hosting a July 4<sup>th</sup> picnic, offering a forum for electoral candidates, developing a bench dedication program, and hosting Shakespeare in the Park. The Association looks to the community for help in providing these services. By joining the Association your dues and participation will bring future plans to fruition. To join or donate contact Jack Sardegna at 19jack51@gmail.com.

## Martial Cottle Park

Kudos to Walter Cottle Lester for his donation of the Cottle/Lester farm property to the Santa Clara County Parks and Recreation Department and the California State Parks.

The 287 acres of open land will become an agricultural park for future generations to learn about the agricultural heritage of our valley. This wonderful open space in the midst of asphalt and concrete will continue to produce crops while the county and state plan to develop walking trails, a community garden, an agricultural research program and a visitor center.

The park will be called Martial Cottle Park, after Lester's grandfather, who received 350 acres of the property from his father, Edward Cottle, who bought the land in 1864. This acreage came from the larger Rancho Santa Teresa. The land borders Highway 85, Branham Lane, Snell Avenue and Chynoweth Avenue. Half of the four-mile trail around the perimeter of the Park is expected to open by December.

## But PAC\*SJ is Still Keeping An Eye On—



- ➔ First Church of Christ, Scientist
- ➔ Hangar One, Moffett Field
- ➔ Hotel Sainte Claire
- ➔ Pellier Park
- ➔ Former San Jose City Hall



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# New Ownership for Roberto Adobe

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The California Pioneers of Santa Clara County have received an exciting donation of the Roberto Adobe-Laura Ville historic property in Willow Glen from the generous Bruzzone family. PAC\*SJ members will remember our amazing annual celebration at this facility back in 2007. At that time we honored John Bruzzone Sr. for his significant contribution to historic preservation. In the 1970s, he restored the original Roberto Adobe, built around 1836-39, and renovated the attached Suñol-Splivalo home. The site could have easily been razed but thanks to Bruzzone Sr. and the skill of Gil Sanchez, an expert adobe restoration architect, it still stands today.

Roberto, an Indian who worked for Mission Santa Clara, received the 2,219 acre *Rancho de los Coches* as a land grant from the Mexican government in 1844. Roberto's Adobe



Photos: Gayle Frank

*The Roberto Adobe, from c. 1836, side and rear view, attached to the Suñol-Splivalo house. The front of the small Adobe actually faces the back yard.*



*The Suñol-Splivalo house, continually built from 1847 to around 1870 is also called Laura Ville. The property sits at 770 Lincoln Avenue in Willow Glen.*

sat on this land grant in what is now Willow Glen. The influential Antonio Suñol purchased Roberto's property in 1847 and built a brick one-story home next to the Adobe. In 1853, Stefano Splivalo purchased the site, constructed a second story, encased the home in wood and finally added three rooms downstairs, all during 1853 through to 1870. Consequently, the structures represent the history of Indian, Spanish, Mexican and American cultures.

John Bruzzone Sr. passed away on June 30<sup>th</sup>, 2010. His heirs, John Bruzzone Jr., Jeannette Bruzzone and Joyce Lo Franco officially donated the structures and land to the Pioneers on May 31<sup>st</sup>, on Bruzzone Sr.'s birthday. The property is in excellent condition and the Pioneers plan to develop a museum for the public to enjoy and learn more about local history. ☞

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## Preservation Loss

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### OSH House

The yellow house on the corner of Royal and Auzerais Streets, sitting on the Orchard Supply Hardware parking lot, will be demolished after Habitat for Humanity finishes "selective salvaging." They will salvage as much as possible

for reuse in other homes. If there is anything left it's possible that PAC\*SJ's salvage partner will have an opportunity to review the remaining material for resale. ☞

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# Preservation Progress

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## Little Italy by Josh Melander

Little Italy San Jose is a 501(c)3 organization that is revitalizing San Jose's original Italian settlement dating back to the 1880's. The neighborhood stands between W. St. John St., W. Julian St. and N. Almaden Boulevard, within walking distance of the SAP Center.

We have successfully raised funds and in-kind contributions to install a 31-foot Arch to anchor our developing Italian cultural district. This signature Arch for the Little Italy project starts construction near the end of August. We have also installed over 300 bricks from the Italian community in our piazza and have 30 banners of prominent Italian Americans hanging in the Guadalupe River Park.

What's Next? We plan on purchasing and restoring the 1910 Victorian in Little Italy San Jose and developing an Italian museum honoring the many local contributions to Santa Clara County by Italian Americans.

This 103 year-old Victorian on St. John St. was built by Lencio Beltramo, whose family still resides in the San Jose area. It is listed as a candidate city landmark in the City of San Jose and will be renovated to its original glory. Plans for the building, in addition to a museum, include a community center for Italian social and cultural events. We will also develop the remaining parcel for lease to an authentic Italian business that will augment the three businesses that have previously opened in Little Italy; Paesano Ristorante,



### *Little Italy plans to restore this Victorian on W. St. John St.*

Sabatino Memorial Family Resource Center (Italian School), and Bel Bacio Italian Imported Coffee. Of course Henry's Hi-Life in the historic Torino Hotel still stands at 301 W. St. John.

We have already raised \$275k from very generous donors - the Sobrato, DiNapoli, Mulcahy, Marchese, and Cantu families. We still need \$85k to make this a reality and we must reach our goal before we close escrow in September.

To view a rendering of the Arch and learn more about Little Italy, go to [www.littleitalysj.com](http://www.littleitalysj.com).

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## Orchestra Palm Court

A restaurant celebrating the past has recently opened in downtown San Jose. The Orchestra Palm Court is a chance to visit a bygone era and enjoy a multitude of mechanical music machines manufactured in the early 20th century.

The restaurant is housed in a vintage brick building at 27 E. William Street and owned by Mark Williams. The 1910 building originally served as an auto showroom but has now been seismically braced and completely renovated.

Patrons can experience player pianos, nickelodeon jukeboxes and orchestrions (two instruments or more.) Many of the

machines are made of rich wood like mahogany or tiger oak with stained-glass decoration. No modern hip-hop or reggae here. Music played on these machines will feature old time jazz, operettas, rags, and classic songs your grandmother knew. Williams has a collection of more than 500 paper rolls of music and many 78-rpm records that will play on his machines.

The restaurant menu consists of organic local food, wine, beer, coffee and vintage beverages such as Poppy Dew and Arctic Phosphate. For business hours and other details visit <http://orchestriapalmcourt.com> or call 408-288-5606. They are open from Thursday through Sundays.



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# Century Dome Theaters Update

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Preservationists throughout the city are concerned about the loss of the Winchester dome theaters since the property lease will expire this year. The three domes across from Santana Row are threatened with demolition to make way for more offices, retail or condominiums. We recently learned that the property owners have requested a permit to demolish all three Domes.


We acknowledge that some of the Century Domes will be lost. Century 24 and 25 dome theaters are destined to be demolished. However, San Jose needs one example of a Century dome theater that represents a cultural symbol of the time. The most significant theater to save would be Century 21, completed in 1964, and was the first dome theater built by the Century chain. This example of post-war prosperity is eligible for National Historic Landmark designation when it becomes 50 years old in 2014. The architect for the building was Vincent Raney.

This summer a "Save the Winchester Domes" petition was circulated on Change.org, with thousands of signatures accumulated in the first month. A wave of nostalgia has spurred great interest in saving at least one Century Dome. An entertainment organization, Guggenheim Entertainment Group, has expressed interest in utilizing one of the domes for live theatre, vintage films, and classes in the arts; a ready-made enterprise that would enhance the vitality of the area. The entertainment group successfully operated in

Westgate's Century 25 as the Retrodome for three years and cultivated a large following. Their business plan is quite impressive.

The Director of San Jose Planning, Building and Code Enforcement, Joe Horwedel, has responded with the following statement to concerned citizens who signed a petition to save one of the theaters.

"The city is very interested in expanding our ability to support more jobs for our residents and are looking at this area of the city [the Winchester Century Theaters] for more office development. We have spoken with the owners about the potential historical significance of the theatres. At the time of a development proposal, the city will conduct a full environmental review of the property and proposed project. At that time we will be making decisions about the fate of the domes. Certainly, the city is aware of the interest in preserving one or more of the domes and as we talk with developers we do discuss the historical considerations with the property. Until then, I do not foresee the city moving forward on any separate historical analysis of the property."

For more information visit PAC\*SJ's website at [www.preservation.com](http://www.preservation.com) or if you want to help save a dome, submit your name on a petition to [change.org/petitions/save-the-winchester-domes](http://change.org/petitions/save-the-winchester-domes). 


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## Palm Haven Book Slated for October

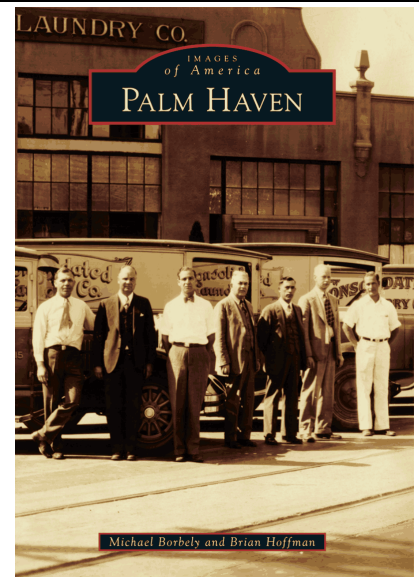
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The new Arcadia book, "Palm Haven," by Michael Borbely and Brian Hoffman, will be available on Oct. 28, 2013 and can be pre-ordered via Barnes & Noble, Amazon, and others.

In 1917, it was not San Jose, California, but a small residential subdivision at its southern edge called Palm Haven that incorporated itself as an independent city. Patterned after the popular residence parks of the day, it boasted palm tree-lined streets, entrances marked by decorative pillars, its own trolley stop, and a grassy central plaza planted with trees.

But it was Palm Haven's independence that attracted a remarkable mix of business and government leaders, entrepreneurs and inventors, and artists and independent thinkers. They advised U.S. presidents, introduced broccoli to the American diet, and left a mark on local, regional, and national history that resonates today. 

-Michael Borbely







## ON THE RADAR

**5000 Pearl Ave:** This District 9 property has a historic house, thought to have been built in 1917, and heritage trees. Before the Council votes to subdivide this parcel, a study and permits must be filed. District 9 has few land-

marks and this would be a fine addition. PAC\* SJ has submitted comments to the applicant. Two of the questions were, 1) how will residents access the site and 2) how will the historic house be protected?

**Ruben Baker Ranch Site** is a city landmark in District 10. The Planning Department says it is not automatically protected. The zoning code has changed so any kind of use is possible for the historic building. If the owner wants to demolish any of its multiple buildings, a full EIR and public hearings are required. The Baker site is Landmark #HL92-61 and is located at 6468 Almaden Expressway.

**The Family Justice Center** is a state project and will be a 20-courtroom courthouse between N. First St., N. Market St., W. Saint James St., and Devine St. PAC\* SJ asks, "What is the potential impact to historic buildings near by?" The State Historic Preservation Office (SHPO) must follow process on basements, vibration, road traffic services, environmental impact, etc. Ground breaking took place in July. What are the mitigations? How deep will they dig? What has been agreed upon with the City? When we asked the City we got no answers. Should the owners of nearby historic structures be concerned?

**Kelley House:** A community meeting was held in August with the Planning Department and Parks & Recreation (PRNS) to discuss whether to raze the structure or restore/renovate the historic Kelley House. It seems the insurance will pay \$1.9 million for razing the house and only \$2.3 million for restoration. The agencies say there is no money to make up the difference for the estimated restoration costs.

**The Fallon Statue** needs to be moved for the re-alignment of Julian St. Rather than temporarily move it off site, it should be permanently relocated, possibly in front of the Fallon House. The statue needs to be accessible to city residents and visitors. We are waiting to hear from the City about where the statue will ultimately be located.

**Willow Glen Trestle:** At the August 13th San Jose Council meeting, kudos to Councilmember Don Rocha who requested that the Rules Committee report be pulled from the Consent Calendar in order to allow public input. This was the report from the May meeting when residents asked that the trestle

project be placed again on the Council agenda for additional discussion. The Rules Committee voted against rehearing the item. Councilmember Oliverio launched into a lengthy rebuttal that some characterized as an unprecedented attack on those who dared to disagree with demolishing the trestle. In the end the Council again voted to demolish the trestle and replace it with a steel bridge.

A prime advocate for the existing trestle told Council the city will be wasting taxpayer money, because once work commences the city will discover it didn't meet all the environmental constraints within the grant's time limits.

The proposed replacement bridge is a 220 foot free span of core 10 steel with side railings and only supported at each end. There are three alternative proposals for the entrances: metal railing, metal sheet with design or stone. Signage on trestle history and seating are planned. The base at each side of the bridge and portals will be concrete. Designs were presented to Army Corps of Engineers in August. Also the City is in trestle discussions with Fish and Game and the Regional Water Control Board District. We understand the San Jose City Council is moving forward with designs, permits, and bids in spite of much protest.

**First Church:** The permit expires in Sept. 2013. The property with the permit could be sold or renewed but restrictions for renovating the church and zoning stay with the sale. Question: was the demolition of the adjacent Letcher's Garage tied to a time limit for renovating the Church? If so, what are the penalties? A security system to protect the structure is required. Although the resident trailer is gone, the City has confirmed that there is a working alarm system in compliance with the permit requirements.

Barry Swenson Builder's current proposal requests moving the First Church to allow constructing additional underground parking on two levels underneath the Church and then returning the Church to its original location. PAC\* SJ is concerned for the future of this historic structure. The proposed condominiums include an 18-story tower behind the Church and a second tower at 4-stories closest to St. James Street with steps up to 8-stories and then 11-stories. ☞


**PAC\* SJ loves adaptive  
re-use of historical structures**



# Hats, Hats and More Hats



PAC\*SJ's Fabulous Hats! Party on June 15th was a huge success. Hundreds of hats were displayed throughout the interior of the historic Stelling House on 13th St. Guests moved through the beautiful living room, dining room, library, upstairs bedrooms and sun porch trying on hats of all kinds, perusing high-end and vintage clothing and purchasing their favorites. On the lawn in front of the house a sidewalk sale was held with the overflow of hats, clothes and accessories. At the side of the house, jewelry and accessories were displayed along with enticing refreshments. Tables were beautifully decorated with flowers by Sylvia Carroll.

Thank you Bart Narter for sharing your magnificent home for our Hat Party. Guests loved the house. Thank you Patt Curia for chairing this renowned event. 

*Top left, Board Members Julia Howlett and Ellen Garboske assist shoppers on the sun porch.*

*Left, Volunteers set up Sidewalk sale on the front lawn. Left to right: Renee Coca, Ellen Garboske, Gayle Frank, intern Rosie Hartmann.*

*Below: guests checking in for the Fabulous Hats! Party.*

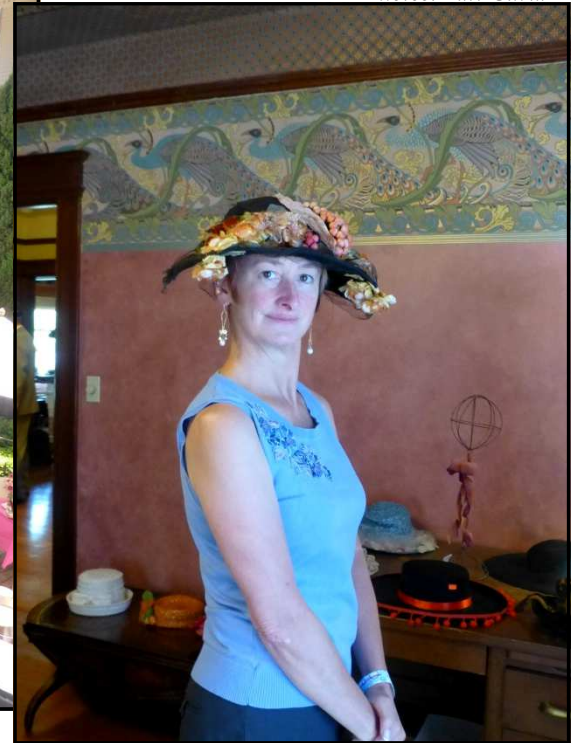




# Hats, Hats and More Hats (Cont'd)



Photos: Patt Curia



*Top left: Joan Bohnett, Bev Blockie and Wendy Dewell on front porch.*

*Above right: Cin Barnes selects one of the hats featured in the hat party invitation. Note the Bradbury and Bradbury wall papers.*



*Above, Dr. Rosemary Thorne models a dramatic black and rhinestone felt hat. She also made and donated the "queen mum's" hat for the Hat Party.*

*Right: Lisa Wangsness, PAC\* SJ's graphic designer, finds many beautiful hats at the hat party.*





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# Stelling Heirs Visit Hat Party

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PAC\*SJ members were pleased to speak with ancestors of the Stellings at the Fabulous Hats! Party. The fundraiser was held at 104 S. 13<sup>th</sup> Street in the beautiful Victorian house built by William and Ella Stelling in 1908. The four visiting Stelling heirs included Beverly Rose (Stelling granddaughter), Janis Mortensen, (sister to Beverly and Stelling granddaughter), Craig Mortensen (Janis's son) and Linda Westby-Gibson (Beverly's daughter).

When they were young girls, Beverly Rose and Janis Mortensen visited their grandmother, Ella Stelling, and slept in the second floor bay window bedroom. That was their special guest room. At that time the girls lived with their parents in San Francisco and trips to Grandma's home in San Jose took place in the late 1930s.

About a decade ago, Beverly Rose and Janis Mortensen had visited the 13<sup>th</sup> Street house on a house tour and were amazed that the furnishings were so similar to the original furnishings, with comparable pieces in exact places, such as a grand piano located in the living room at the bay window. They acknowledged that today the house has changed and the interior appears somewhat different.

The original owners of the house, William and Ella Stelling, had three sons and one daughter, Gladys, who was Beverly and Janis's mother. The three boys slept in the screened sleeping porch (now called the sun porch) all year round



Photo: Sharon McCauley

*The Stelling heirs in front of the historic Stelling house; front row from left to right, granddaughters Janis Mortensen and Beverly Rose. Back row is Craig Mortensen (great-grandson) and Linda Westby-Gibson (great-granddaughter).*

and used one upstairs bedroom for a playroom. The glass enclosures and balcony off the sun porch were added later. Daughter Gladys had her own bedroom upstairs.

Beverly and Janis mentioned there were two garages to the rear of the house plus a carport. Mrs. Stelling utilized the yard to dry walnuts and raise flowers to take to the cemetery. The sisters remember their grandmother driving up to San Francisco in her Cadillac to visit them. Beverly remembers as a young girl in San Francisco, deciding to run away from home with her little red wagon to Grandma's house in San Jose. She didn't get too far. ❧

-Gayle Frank

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**Be Eyes & Ears:** Act as eyes and ears for the City of San Jose. If you see a vacant building or home that can be accessed by vandals or homeless persons, fill out a form online and submit it along with your name, phone,

address and a description of the problem. Other alleged violations can also be reported. To access the form, go to: <https://secure.sanjoseca.gov/codeEnforcement/blightreport.htm>.

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# A Busy Summer for PAC\*SJ

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PAC\*SJ has had a busy summer with the Fabulous Hat! Party, two garage sales, three walking tours, a flea market, Spirit of '45, and a San Jose Downtown Treasure Hunt.

## Walking Tour, Downtown between the Wars

On June 8<sup>th</sup>, PAC\*SJ conducted a walking tour in downtown San Jose to view many of the significant buildings constructed between the two major World Wars. We began in St. James Park where we saw the Armory, the Scottish Rite Temple (currently the San Jose Athletic Club), the restored Courthouse and the Post Office. While at the historic Park, we talked about the significant events from the period including the 1931 labor march that originated in the park. We then continued through downtown to see several points of interest including the Commercial Building, the Realty Building and El Paseo Court. We also walked through the SOFA District where someone kindly let us into the lobby of the Sainte Claire Building. We also admired the inside and outside of the Hotel Sainte Claire. Tour goers heard about the flu pandemic of 1918 and the December, 1941 visit of the San Jose State College Football Team to Honolulu. We completed our tour in the beautiful Hedley Room of the De Anza Hotel.

## Walking Tour, Willow Glen

This PAC\*SJ tour took us around – but not through – the center of Willow Glen on July 13<sup>th</sup>. We began at Willow Glen Elementary School, strolled west on Minnesota, passing many houses of interest, including the Clark House and the Maynard House. Going north on Cherry, we passed the Ridley House and Treasure Chest store as well as the Britton House. On Willow, we admired the Dreischmeyer House, Willow Way Creamery and an Arte Moderne apartment building. Continuing, we walked down Settle Street which has several Queen Anne cottages, a vintage Italianate home and an early farmhouse. Here we heard about the development of the street and the 'no liquor' restrictions in the sales contracts that the owner, Campbell T. Settle, required.

## Spirit of '45

PAC\*SJ staffed a booth at "Spirit of '45" on August 10<sup>th</sup> at History Park. There were lots of hat shoppers and visitors who stopped by to view our preservation board of lost and saved structures in San Jose.



*Left, Downtown Walking Tour participants admire the Hotel Sainte Claire across the street and hope the signs and historic features remain with new owners.*

*(Photo & text: S. McCauley)*

**Don't Miss  
PAC\*SJ's  
Movie Night!**



# A Busy Summer for PAC\*SJ (Cont'd)

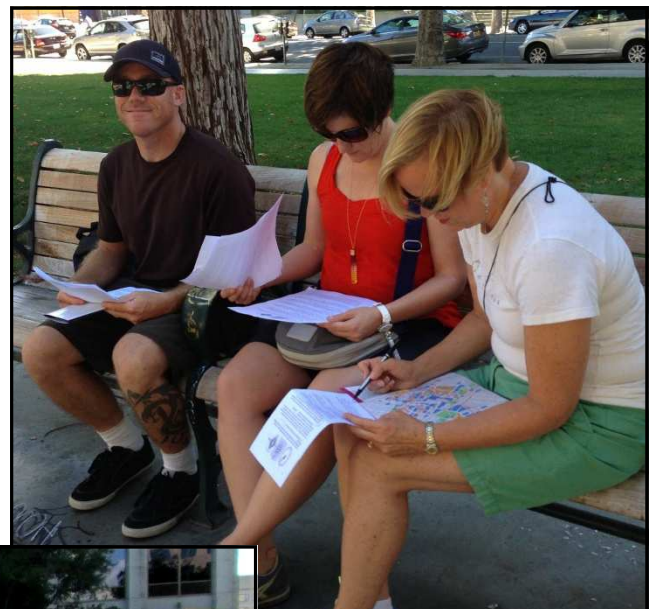
## Downtown Treasure Hunt

On Sunday Aug. 25th, PAC\*SJ held a Treasure Hunt in the San Jose downtown area. Participants met at the bandstand at César Chávez Plaza Park and received their clues in a packet that could not be opened until exactly 3:00.

There were 14 teams and the race was on. The clues were not in geographical order so contestants had to organize their path or they would find themselves backtracking and adding extra miles to their hunt. (Cont'd on pg. 15)



*Above, one of the winning teams, Matt Arsenault, Ryan Govostes and Julia Van Cleve (not pictured). This team was proclaimed one of two team winners. The Eul-Johnson family team of four (one in a stroller) was the other winner but left before we could get a photo.*



*Top, an eager team ready to start.*

*Above, a team is strategizing as the hunt begins.*

*Left, Treasure Hunt participants wait eagerly to open their package of clues a few minutes before 3:00.*



(Photos: G. Frank and S. McCauley)



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# A Busy Summer for PAC\*SJ (Cont'd)

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## PAC\*SJ Treasure Hunt (Cont'd)

By 5:30 all teams reported in at the Sonoma Chicken Coop on N. First Street. Contestant sheets were handed in and tabulated. Three teams were able to find 14 out of the 15 clues. Congratulations! The clues were challenging.

PAC\*SJ was pleased to have teens and families participating in our first ever Treasure Hunt. Several people asked when there would be another hunt (stay tuned) and what other events are coming up. This was our opportunity to tell all about our Movie Night coming up on November 14th.

Thank you Sharon McCauley for chairing this exciting event.



Photo: S. McCauley

*A Treasure Hunt team plans their walk through downtown San Jose.*

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## Summer Garage Sales

This summer Patt Curia took charge of two garage sales that were held on her yard plus four other neighbors' yards. The successful sales could not have succeeded without the help of all the volunteers and neighbors and the wonderful Naglee Park shoppers. PAC\*SJ thanks Patt Curia and all volunteers for jobs well done!



Photos: Patt Curia

*Garage sale patron, Karen Claras, tries out her new bathtub at the PAC\*SJ Garage Sale.*



*Board member Brian Habekoss, left, discusses the doors and frames for sale.*

# PAC\*SJ 2013 Calendar

- Sept 24** Tuesday, PAC\*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House
- Oct 21** Monday, PAC\*SJ Board Meeting, 6:30 - 8 pm. History San Jose, Pasetta House
- Nov 14** Thursday, PAC\*SJ Movie Night; 6:15 pm at San Jose Woman's Club, 75 S. 11th St.
- Nov 18** Monday, PAC\*SJ Board Meeting & Annual Meeting, 6:30 - 8 pm. Pasetta House

## Be a PAC\*SJ Sponsor for 2013 Movie Night!

Thursday, Nov. 14th, 6:15 pm at San Jose Woman's Club, 75 S. 11th St.

In all categories your name will be listed in the program, our website ([www.preservation.org](http://www.preservation.org)) and the PAC\*SJ quarterly newsletter, *Continuity*. To sponsor, just call us at 408-998-8105 or email us at [info@preservation.org](mailto:info@preservation.org).

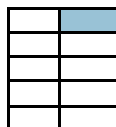
- Friend—** \$50
- Supporter—** \$125, also includes one individual PAC\*SJ membership for 2014
- Advocate—** \$250, also includes one family PAC\*SJ membership for 2014 and two tickets to a 2014 PAC\*SJ Walking Tour of your choice
- Benefactor—** \$500, also includes one family PAC\*SJ membership for 2014 and four tickets to a 2014 PAC\*SJ Walking Tour of your choice. In addition you will receive 4 reserved seats at a front table for Movie Night. A business card ad will be placed in our quarterly newsletter in the Winter and Spring issues.
- Preservationist—** \$1000, also includes one family PAC\*SJ membership for 2014 and six tickets to a 2014 PAC\*SJ Walking Tour of your choice. In addition you will receive 8 reserved seats at a front table for Movie Night. A half-page ad will be placed in our quarterly newsletter in the Winter, Spring and Summer issues.

For more information call our office at 408-998-8105 or email us at [info@preservation.org](mailto:info@preservation.org).

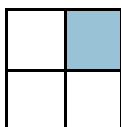
## ADVERTISE IN CONTINUITY!

*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.

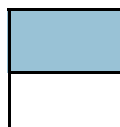
**Buy ads in 6 issues and SAVE! Plus, all multiple-issue ads come with a free membership!**



**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

PAC\*SJ & the Fruit Cocktail Club

Proudly Announce

# Movie Night

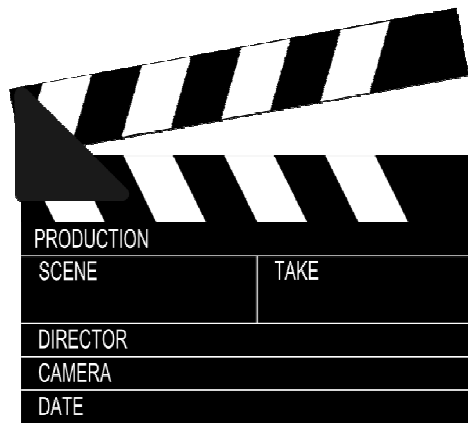
Featuring

Historic Movies of Santa Clara Valley,  
nostalgic potluck (1950's style), trivia,  
sales tables, silent auction and other surprises!

Nov. 14th

Thursday

6:15 pm



San Jose

Woman's Club

75 S. 11th St.

- \* Celebrating our agricultural and cultural heritage
  - \* Bring your favorite dish from the 1950s
- \* Period dress ('30's, 40's or 50's) and hats are encouraged
  - \* Awards for the best outfits and recipes

**COST: FREE**

*Free parking on street after 6 pm or \$5 parking at SJSU S. 10th St. garage.*

*For more information call 408-998-8105. or email us at [info@preservation.org](mailto:info@preservation.org)*



# Almaden Feed & Fuel Lives On! By Chrissy Derksen

The Almaden Feed & Fuel bar and restaurant at the intersection of Almaden Expressway and Almaden Road was the "Cheers of Almaden Valley," according to local resident Eddie Della Monica. It was a great neighborhood place where Almaden Valley residents could stop by for a drink and a good steak, gossip about each other and enjoy life.

When the restaurant closed five years ago, Almaden residents rallied together to assure it was maintained as an historic site, despite the opposition of the San Jose City Planning Department. This building is one of only a handful of buildings in Almaden Valley built before the 1950s, except homes in New Almaden. It was owned for many years by the Pfeiffer family, who owned the Greystone Quarry a century ago. The Pfeiffer's were store proprietors at both this site and New Almaden, and in the 1920s and 1930s they were also mine speculators. The building most recently known as Almaden Feed & Fuel was the last stop on the stagecoach route when one traveled from San Jose out to the mercury mines. Food and drinks were served here for at least 75 years. Because of this rich history, many residents felt the location should remain a standing landmark.

As a result of the efforts made by many residents in the Almaden Valley, the Planning Department registered this building as an historic site and required that the building must keep its current look when converted as part of the proposed housing development on the one-acre site.

Roger Springall was one of the Almaden Valley residents who was determined to help preserve the building. Springall was already planning to open an Italian café in San Jose at the time and, when it was clear the Feed & Fuel would not be reopening, he contacted the owner, John Carson. In 2007 Springall purchased the bar, the tables, and, literally, the kitchen sink.

"It was important to me to make an effort to save the Feed & Fuel," Roger told me, "not only just to try to save a local neighborhood bar, but also because of its historical connection to the quicksilver mining that put San Jose on the map. Rather than see it all lost, I decided to accommodate as much of it as I could in my café."

It was former owner Blondie Barndt who had the bar itself rebuilt when she purchased the restaurant in 1982, and it was Lars Larsen, who rebuilt it for her because the old one was rotted out. He also added the decorative copper on the back bar. Lars has returned to his native Norway.



*Above, the bar in Almaden Feed & Fuel.*

*Below, restored bar at Caffé Frascati at 315 S. 1st St.*

Springall opened Caffé Trieste in downtown San Jose in 2008, having designed his new café to accommodate the tables and much of the bar itself, to preserve some of the atmosphere of the Almaden Feed & Fuel. In 2011 the café changed its name to Caffé Frascati. It's located next to Original Joe's at 315 South 1<sup>st</sup> Street.



As well as serving the best coffee in San Jose, Caffé Frascati has Italian pastries and delicious grilled panini sandwiches, beer and wine, and a variety of regular live musical performances including opera on the first Friday of every month. Springall wants his Almaden Valley neighbors to know that part of the old Almaden Feed & Fuel lives on, and says, "Come and visit us at Caffé Frascati and have another cold beer at the Feed & Fuel bar!" ☪


# San Jose's Past



*702 S. First Street was a saloon before it became Faber's Cyclery.*

This is a vintage photograph of 702 S. First Street in San Jose - the building that became Jacob Faber's bicycle repair shop in the early 1920s and eventually called Faber's Cyclery in the early 1950s by Jacob's son, Al Faber. But earlier, the building was a saloon since the 1890s. This photograph was most likely taken around 1911-1917 since the side wall to the left has "Benjamin" painted on it. Nuncy Benjamin operated his saloon here between those years according to the San Jose Directories.

The former operator of Faber's Cyclery, Alex LaRiviere, says the photograph captured the front of the saloon and the bicycle appears to be from the 1890s. The window frames, doors and pillars are still there. He told us the photo was found on a postcard at the shop and he made copies. PAC\*SJ received the photograph from PAC\*SJ member Julie Pifer.

You may remember the article in last quarter's Summer 2013 *Continuity* about the Faber Cyclery Fire. Efforts are continuing to save the historic building. For more information go to [savefabers.org](http://savefabers.org). 

## In Memoriam

### Donald C. Mirassou

1924-2013

Don Mirassou was the great grandson of Pierre Pellier who brought the first prune cuttings from

France to the Santa Clara Valley. Mirassou followed in the family agricultural tradition and had prune and pear orchards in San Jose and Morgan Hill. He was a PAC\*SJ member.



# Exploring San Jose Landmarks

Here is the next San Jose Landmark from the City list. Check previous *Continuity* issues for earlier landmark descriptions at [www.preservation.org](http://www.preservation.org).

## **HL91-57; San Jose Water Works, 374 West Santa Clara Street**

The San Jose Water Works building was built in 1934 with a Moderne and Spanish Colonial Revival design. It was determined eligible for the National Register of Historic Places in 1990 and was designated a City Landmark in 1991. The structure is a unique example of an office building during the 1930s and represents important urban development of the time. In addition to exhibiting significant architectural merit, the Water Works building is a noteworthy example of the development of utilities and their importance to the growth of agriculture and the city.



*Above, San Jose Water Works Building built in 1934. Note the tall pilasters, metal windows with wrought iron railings and the pediment with protruding bow of a ship over the front entrance.*



*Left, the west side of the building.*

William Binder and Ernest Curtis were the designers of this building. They were prominent, local architects of the time who seriously influenced the development of San Jose. Many of their distinguished buildings have been demolished.

The Water Works building has a large rectangular shape with a red tile roof, six tall white pilasters in the front and eight on each side.

Above the floor level windows, wavy trim, possibly inspired by a water theme, and terra cotta diamond figures decorate the exterior walls.

*(Cont'd page 21)*



# Exploring San Jose Landmarks (Cont'd)



*Above, the east side of the Water Works building. Note the tile on bridge and the concrete waterway.*

Above the second level windows, a band of terra cotta-colored half-circles and chevrons wraps around the sides and façade. An occasional decorative rectangle/diamond figure sits above the band. On each side of the building, the center portion is recessed with a ribbon of windows at the upper level.

On the sides and above the double doors at the front entrance there are glass panels with interesting wrought iron designs. Above that, the bow of a ship protrudes from a decorative pediment. The side windows in front have a wide metal sheet above with circular designs and a lower wrought iron railing, again, suggesting a water theme.

A one-story annex to the main building was built in 1987. To the east and immediately next to the building, the Guadalupe Creek flood control installation runs under West Santa Clara Street. The bridge over the creek is decorated with green and blue tiles in geometric shapes.

The San Jose Water Works first supplied San Jose with dependable water in 1866, delivering water

*(Cont'd on pg. 22)*

*Left, front window treatment with reflection from across the street.*





# Exploring San Jose Landmarks (Cont'd)

from local artesian wells, and is the oldest privately-owned water company in the state. This property at West Santa Clara Street was the home of the San Jose Water Works since 1888. When demand for water increased, the company relied on water stored in reservoirs in the Santa Cruz Mountains. By the mid-1960s, the company needed to import water to meet the needs of the growing valley.

In 1983, San Jose Water Works changed its name to San Jose Water Company and presently serves 138 square miles of San Jose and about 1 million people. It is one of three principal subsidiaries of San Jose Water Corporation. The two other holdings are SJW Land Company and Crystal Choice Water Service LLC.

Adobe Corporation acquired the Water Works building in 2006. They have told us "the company has no immediate plans to develop the site, but recognizes and appreciates the building's architectural and historical significance." ❧

(Text & photos: Gayle Frank)

*Right, Front entrance of the Water Works Building.  
Note the transom and side panels. The wrought  
iron designs resemble abstract images of water.*



## Notable Quotables

**"Recently, America came frighteningly close to losing one more piece of history. A wrecking ball was set to swing on a beautiful historic home in my Florida Town. Why? So a grand-new mansion could take its place. That should be a crime but it isn't."**

-Marni Jameson, "Historic-home legacy is disappearing," SJ Mercury, June 16, 2013

**"It's a national crisis. Historic homes are on demolition lists all over America. We have so few perfect examples of old architecture left in this country that are intact and well taken care of, we need to preserve them. This makes me sick.....If you don't like old houses, don't buy one. Find some vacant land and build there."**

-Nichole Curtis, Jameson Article, SJ Mercury, June 16, 2013  
Host of HGTV's "Rehab Addict"

## Charitable Donations

Taxpayers who are age 70 ½ or older are required to withdraw a Required Minimum Distribution (RMD) from their IRA and 401K retirement accounts. The good news is that IRA and 401K owners can make qualified charitable distributions up to \$100,000 in 2013, and therefore bypass the taxation on that donated portion of their required distribution. PAC\*SJ is a qualified 501(c)(3) charitable institution.





# PAC\*SJ Membership Application

## Preservation Action Council of San Jose Membership Application

Name(s) \_\_\_\_\_

Telephone(s) \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Email \_\_\_\_\_

*Members who do not provide email addresses can not receive timely notices of news, announcements and events. PAC\*SJ will not release your contact details to others without your consent.*

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
Benefactor	\$1,000

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. Join at the \$250 level or above and receive both.

Please check if you would like to receive  
a book or DVD at the \$100 level:  
*Signposts Revisited* \_\_\_\_\_ or DVD \_\_\_\_\_  
or both items at the \$250 level.

I am enclosing \$ \_\_\_\_\_ as an extra donation to  
PAC\*SJ for a total amount of \$ \_\_\_\_\_

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:**

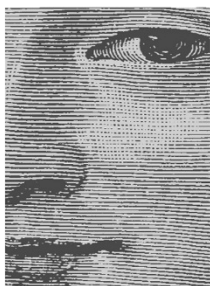
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The Preservation Action Council of San José (PAC\*SJ) is a 501(c)(3) nonprofit corporation dedicated to preserving San José's architectural heritage through education, advocacy and events.

We believe that historic preservation is **good for our quality of life, 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 José that affect historic resources, as well as into the private decisions of property owners and developers. We try to bring owners and developers together to create historically sensitive projects that make economic sense.

## PAC\*SJ 2013 Board

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