



## RIVER STREET HOUSES "ON THE MOVE!"

By André Luthard

"On target" and "they said it couldn't be done!" were the most often heard phrases from observers when the first two River Street historic homes were moved in early October to their new locations in the future River Street Gardens historic enclave. The remaining seven structures are scheduled to be moved by the time you receive this newsletter. The nine historic structures, built between 1870 and 1920, are being moved out of the boundary of the Army Corps of Engineers' Guadalupe River flood control project. Easily visible from the Guadalupe Parkway at the intersection of West Julian Street, the enclave will include 7 homes, a corner store and a carriage house. Their new location is adjacent to the popular Henry's Hi-Life restaurant, which is also in an historic building.



Down the street and around the corner the Pozzo house goes.  
Photo by Franklin Maggi

This first phase of a joint partnership between the City of San Jose and the River Street Development Group (RSDG) is underway. By mid-January of 1997 the homes are scheduled to be in place, concrete poured, new structural supports built, utilities connected and the homes bolted to their new foundations. When this phase is completed, River Street Development Group will take over the historic rehabilitation of the enclave. Preservation Action Council is a partner in RSDG and is applying for inclusion of River Street Gardens and surrounding historic buildings on the National Register of Historic Places.

Historic gardens in San Jose, as well as Italian gardens in the late 19th century, were used as references in developing the landscape plan designed by Alrie Middlebrook. Once the rehabilitation is complete, River Street Gardens will be a unique blend of specialty retail shops and commercial businesses along the river that will offer support services to the Guadalupe River Park, as well as attract residents and visitors to the area.

**GRAND CELEBRATION MARKS HOUSE MOVES** — As this newsletter went to press, a gala event took place to celebrate the long-awaited physical move of the nine historic structures. Mayor Susan Hammer officially kicked off this historic event on Friday, November 1st. Featured were remarks by Mayor Hammer, other city officials, Santa Clara Valley Water District and RSDG representatives. Other highlights were a symbolic hands-on "house pull" by event attendees, tours of the area and complimentary refreshments.

**HEY BROTHER, CAN YOU SPARE A BRICK?** — PAC-SJ is asking for donations of bricks that will pave a walkway right down the middle of the nine house enclave. The landscape plan calls out for a "distressed brick walkway" and we are

attempting to get all of the bricks donated. The number of bricks needed are approximately 14,000 or 3500 square feet, so large quantities from demolition (bite-my-tongue!) projects or other sources would be very helpful. However, almost everyone has a few bricks lying around their yard and it would be fun to donate one, two or more bricks, and later walk the pathway and be able to say you helped make it happen! *Brick donations should be made to River Street Gardens, c/o Middlebrook Gardens, 138 Stockton Avenue, San Jose.*

**WE COULDN'T HAVE DONE IT WITHOUT YOU!** — Our River Street funding drive continues to be a success! To date we have raised over \$1900 to match the \$1500 challenge grant initiated by a PAC-SJ board member. We recently invested \$3000 in the River Street Development Group and are an equal partner with Barry Swenson Builders, Core Development, Alrie Middlebrook, and Codraro and Company. As an initial investor partner,

Please Turn to Page 4, Column 1



## From the President

by Ellen Garboske

**F**all is definitely here, and our thoughts begin to turn toward the upcoming holiday celebrations with family and friends. *Well, start your celebrations right now* — for River Street, and for the Bernal-Joice Ranch, and for the Scheller House. What an exciting time this is for preservation!

After many years of hard work by PAC-SJ members (and more recently the River Street Development Group) the vision of a River Street Historic District is finally becoming a reality. The first two houses were moved out of the flood zone in early October and now stand near Henry's Hi-Life. This is the first concrete sign that this project is really going to happen — there's no turning back now!...and "they" said it couldn't be done!

Speaking of River Street, PAC-SJ participated in the first annual Pumpkins In the Park event which took place October 19th. The Guadalupe River Park & Gardens group organized this event to celebrate the fall season, and the on-going establishment of the Guadalupe River Park, and it was a great success! Lots of activities for children, and the kids bring their parents, so we had the opportunity to "show and tell" about the River Street plans and the importance of having this historic compound as part of the park.

We wanted the River Street Houses to move, but we wanted the Scheller House to stay right where it is. Thanks to the efforts of Tom Simon, his task force, and all the PAC-SJ members and friends who came through with time and money, the Scheller house is still standing and will remain where it is. Well, it might undergo a slight twist to the north. Dr. Caret, San Jose State University President, states that the house will be renovated and used by the Alumni Association. We hope that Dr. Caret realizes what a jewel the Scheller House is, and how it would shine and impress visitors if it undergoes a true restoration instead of a renovation. We'll stay on this to encourage the University to restore the Scheller House to its former beauty.

The Bernal-Joice Ranch was a PAC-SJ project several years ago. Paul Bernal led the task force which convinced the County to buy the property and include it in Santa Teresa County Park. Thanks to Paul and his group the Santa Teresa Rancho structures and historic elements are being restored for the enjoyment of visitors. Another success story!

It is so rewarding to see our efforts to preserve area history begin to pay off. But we are still faced with some very tough battles. Karita Hummer and Tom Simon are leading the fight to save the Jose Theatre. They've done a tremendous job with getting petitions signed and getting the public interested in saving this 1904 structure. Also endangered are the Metropole Hotel, Montgomery Hotel and the Borchers Bros. building. The Fox Theatre is not in danger of being torn down, but there are people waiting in the wings with plans to make major changes to the interior. Mustn't forget the First Church of Christ Scientist — my informants tell me there are **big** plans to surround the structure with housing.

We are thankful for the successful preservation projects, but we still have a long way to go to convince the powers-that-be that preserving historic structures is *good/wise/economic!*

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### PAC-SJ'S ANNUAL HOLIDAY CELEBRATION

**P**AC-SJ members, families and friends are invited to a "penny-rolling" party on December 8th, 6:00 pm, at the Hochburg Von Germania restaurant, located at 261 N. 2nd Street. This has become a tradition for PAC-SJ. You are invited to save your pennies, join in a casual, fun celebration of the holiday season, and help raise a little money for preservation at the same time. Members are urged to bring their families (and their pennies, too), and enjoy a good meal. Phone your reservations in to PAC-SJ's answering machine at (408) 947-8025 by December 1st. *Mark Your Calendars, and Don't Forget!*

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### PACKARD FOUNDATION AWARDS GRANT TO FIRST UNITARIAN CHURCH

**T**he Second Century Project of the First Unitarian Church of San Jose received a major boost with the award of a \$400,000 grant from the David and Lucille Packard Foundation. Built in 1892, this spectacularly domed building, with a circular sanctuary, Romanesque arches and stained glass windows, is located on St. James Square in the heart of downtown San Jose. The structure holds city, state and national landmark status. The Second Century Project was established to restore the building after the 1989 earthquake. A six-alarm fire during restoration caused extensive damage, but the structure is now being rebuilt. If you would like to help or donate to this project please call (408) 292-3858 ext. 26.



# Watchdog Report

It's Halloween and the Ghosts of Buildings Past float through old downtown San Jose. This pitiful puppy was standing guard dog duty outside the old Jose Theatre when the spirit of Monterey David Jacks drifted by and left a note for the Preservation Action Council

*Dear Madam and Illustrious Members of the Preservation Organization,*

*It is with warm heart filled tremendous gratitude that I observe the efforts of your organization in their struggle to preserve my theatre. I built the Jose in San Jose in 1904 because I believed that San Jose deserved a cultural center, a place for music and entertainment, a place to momentarily forget the woes of the workday world.*

*As I drift around the old downtown, I notice that the residents of San Jose still enjoy drama, opera and musical revues. It seems new theatres are being built, large ones with plush chairs and gilded ornamentation. This is just the sort of item the public enjoys. Add a little luxury and it should pay off handsomely, I always say.*

*I always enjoy seeing the bright lights of the tower in the big city of San Jose when I can get away from my Monterey ranches. Thank you for keeping my Jose theatre as a place I can visit.*

*Your Humble and Ob'd't servant,  
Monterey David Jacks*

David was looking pretty good for a cheesehead...why did he have to make Monterey cheese famous??? He could have been known as San Jose Jack...!!!

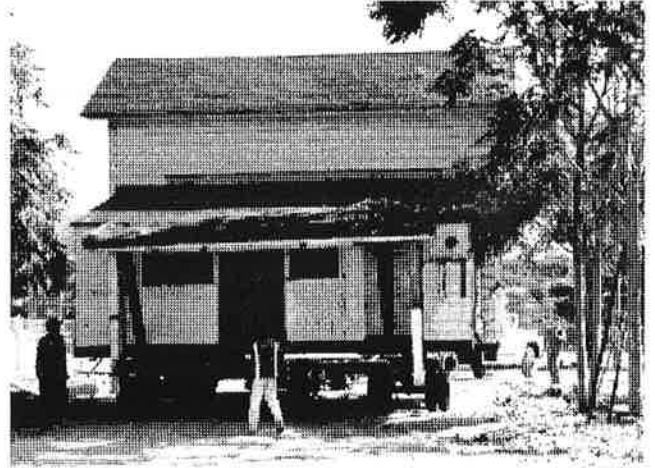
Across from the Metropole Hotel...cheers to the Legislature of a Thousand Drinks...they tore down the old Murphy Building but the ghosts still walk and remember. Only the Metropole remains.

A developer with cash is looking at some of the original Naglee Park bungalows and the spirit of Henry Morris Naglee himself is watching this one. Old Henry had some real bite.

It seems that the ghost of Victor Sheller won't have to rise and defend his family home...San Jose State's Alumni Association is planning to resurrect a little of his legacy at the Scheller-Martin home.

The Odd Fellows were all circling...those are the members of the old lodge hall on Santa Clara Street. They are happy to have their work and investment in early San Jose appreciated. Their historic landmark building is being rehabilitated too.

Now it's on to River Street and the Hi-Life Bar-b-que. Maybe if I lick Lois' knee she'll give me some leftovers.



*Rudolph House in its new home  
Photo by Franklin Maggi*

## ANNUAL MEMBERSHIP DRIVE COMING UP by Betsy Mathieson

Thank you to all our members who renewed for 1996 or joined us as new members this year. There are 137 of you. As you may recall, last year we adopted an annual renewal period for all members. This year, for the first time, we actually stopped sending *Continuity* to members who did not renew.

You should receive a renewal notice during November, unless you joined our group during the second half of 1996. Please review in your mind the myriad projects that have received support from the Preservation Action Council of San Jose this year, and consider whether you could make an additional, tax-deductible donation before the end of December.

This year's membership drive will include a mailing to local friends of preservation whose checks have not yet found their way to PAC-SJ's treasury and whose smiling faces have not yet joined our ranks. We'd love your help in promoting the benefits of membership to your friends and colleagues. And if you'd like to get involved in the membership drive in a more formal way, please call Betsy Mathieson at 408-293-5852 or send an e-mail message to [BMathieson@aol.com](mailto:BMathieson@aol.com).



*Rudolph House in new location  
Photo by Franklin Maggi*

*Continued From Page 1*

PAC-SJ is considered a developer in the River Street Gardens project. As such we are entitled to receive a developer fee when the landscaping and exterior renovation is complete. If we use our resources to bring the project in at budget then a fixed percentage is due us. If we bring the project to completion under budget then an additional proportionate share of the project budget is returned to us. The developer fee we receive can either be used to purchase one or more of the River Street Gardens houses, or can be retained by PAC-SJ for use on a future preservation project. Besides PAC-SJ's advocacy and responsibility created by the Memorandum of Agreement with the Army Corps of Engineers, this is why it is so important for us to remain closely involved in the project.

**THANK YOU** to the following contributors to our fund. PAC-SJ's board of directors is deeply appreciative of the support these individuals and companies have provided toward our goals as an organization.

- |                             |   |
|-----------------------------|---|
| Andre and Lani Luthard      | Douglas and Evalyn Pena                 |
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| Kitty Monahan and friends   | Howard Lyons                            |
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| John Fioretta               | Don Skinner                             |
| Rick and Marcella Sherman   | Linda G. Swan                           |

*Wouldn't you like to support this exciting project? Donations of any size would be deeply appreciated. Send checks to Preservation Action Council of San Jose, P.O. Box 2287, San Jose, CA 95109-2287, with the notation "for River Street Project."*

## SUCCESS IN SOUTH SAN JOSE BERNAL-JOICE RANCH

*by Franklin Maggi*

The Bernal-Joice Ranch of Santa Teresa County Park, a PAC-SJ project, has scored a series of wins. A public celebration on Monday, November 25, 1996, from 12:00 noon to 1:00 pm, will highlight the United States Department of the Interior's recognition of the Bernal-Joice Ranch as an interpretive node of the newly created National De Anza Expedition Trail. Equestrians, runners and bikers will come to the ranch site that day, from Mexico on their way to San Francisco. PAC-SJ members are welcome to attend or participate. (See box at end of this article.) The reenactment will feature costumed riders representing pobladores of the 1775-1776 trek.

Other recent successes: funding for restoration of the ranch house secured via \$500,000 grant, \$375,000 assembly appropriation, and numerous volunteer activities; \$25,000 grant for a school program in the Oak Grove District for at-risk children; hands-on curriculum program for history students; road improvements that allow school buses to visit Bernal-Joice house; new landscaping; funding for reopening of the Santa Teresa spring; purchase of Pedro Bernal house; Bruno Bernal (Buck Norred) houses saved from demolition; dedication of Bear Tree/Bernal Adobe site with historic marker; and hiring of PAC-SJ member Craig Mineweaser, AIA, to complete architectural plans for restoration of the barns. For more information call project coordinator Mike Boulland at (408) 268-2703.

### DE ANZA EXPEDITION COMMEMORATIVE RELAY

**MEXICO TO SAN FRANCISCO, WITH  
HORSES STOPPING AT THE BERNAL RANCHO  
MONDAY, NOVEMBER 25TH  
12:00 NOON TO 1:00 PM  
BERNAL-JOICE RANCH HOUSE**

Equestrians, cyclists and runners  
invited to participate in  
Santa Clara County portion.  
Contact Joan Throgmorton 842-5570  
for information.

(Event takes place across from Bernal Middle School, near San Ignacio Avenue and Curie Drive)

## RDA THREATENS HISTORIC JOSE THEATRE

by Phyllis Howell

The 92 year old Jose Theatre is one of the oldest theaters in America built specifically for vaudeville use. Designated a "City of San Jose Historic Landmark" in 1991, the building is also a "contributing structure" on the four-block National Register Historic Commercial District downtown. Despite credentials demonstrating the Jose's value to the community and the country, it now faces the wrecking ball of the Redevelopment Agency of San Jose (RDA).

The RDA recommended the renovation of the Jose Theatre on May 18, 1993. However, the Jose project was placed on hold when RDA funds temporarily dried up last year. When RDA funds were replenished, instead of reviving efforts to restore the Jose, Agency Director Frank Taylor privately negotiated with developers/co-owners Jim Fox and Barry Swenson, and the City Council, to demolish the historic Jose Theatre and construct a five story, 107 unit apartment/retail complex on the site. The surprise plan, unveiled to the public in June, would retain only the facade and lobby of the Jose Theatre. The RDA proposal provides a subsidy of almost 50% of the \$20.8 million cost, or \$9.8 million to the developers.

The Redevelopment Agency's privately negotiated deal excluded community input about what the priorities should be for restoring funds to various projects. During this six month period, the citizens of San Jose were not informed of the plan to destroy a historic landmark building that they thought was slated for restoration by the RDA. They were not asked for any ideas they might have about alternative plans and concepts that would save the Jose or integrate it into potential development projects.

The Redevelopment Agency is proposing construction of an apartment/retail complex in a National Landmark Historic District that will result in the destruction of a City of San Jose Historic Landmark building that has already been judged worthy of restoration by the same agency, the RDA. Concerned community members point out that housing can be located many places downtown, or even integrated with the theater, without jeopardizing a landmark building of intrinsic historic value. The Jose Theatre does not deserve to be sacrificed when there are other clear economic alternatives.

The PAC-SJ Jose Theatre Task Force has completed a "Case Statement for the Preservation and Restoration of the Jose Theatre." This PAC-SJ position paper defends the Jose's right to a viable existence in the historic district. Included is PAC-SJ's mission statement to "advocate the preservation and restoration of the Jose Theatre as a viable

project. The Preservation Action Council believes the building has intrinsic historic value and architectural significance and that its reuse for live theater performances will provide cultural, social and economic value to the community, as well as historical continuity with its past."

The case statement also includes information about the actual cost of the Jose restoration, which the RDA has stated is \$13,812,380. Another design alternative costs \$6,700,000 and meets the RDA's original projected budget. In addition, the position paper explores potential funding for the Jose Theatre and includes a vision of a restored Jose Theatre.

Presently, the Jose Theatre Task Force has organized several working committees in the effort to save the Jose: legal, petition circulation, fundraising, public relations and communications, and coalition building with other community groups. A newly formed business plan committee will work to create a financial and programming plan to make the Jose a potentially economically viable theater. *To obtain a copy of the case statement, call PAC-SJ at 947-8025. Anyone interested in joining one of the committees is welcome and needed. Please join us in our efforts on behalf of this City of San Jose historic landmark.*



## TAPESTRY IN TALENT SUCCESSFUL VENUE FOR PAC-SJ

For the three day Labor Day weekend 18 volunteers from PAC-SJ staffed an information booth at the annual Tapestry in Talent arts fair. PAC-SJ's booth was a beehive of activity with people signing petitions to *Save the Jose Theatre*. The response and interest in this project was amazing and rewarding!

Tom King led walking tours "From the Jose to the United Artist Theater, 1904 to 1996" each day of the event. UA Theater General Manager Dan Barron very generously allowed participants to ride the escalators to the top floor of the theater for a bird'seye view of San Jose's National Register Historic Business District.

Special thanks to John Frolli for set-up and tear-down, Bob Deschamps of Pro Signs Inc. of Los Gatos for providing new signs, and all the enthusiastic volunteers for staffing the booth and doing such a great job of informing the public about the importance of preservation.

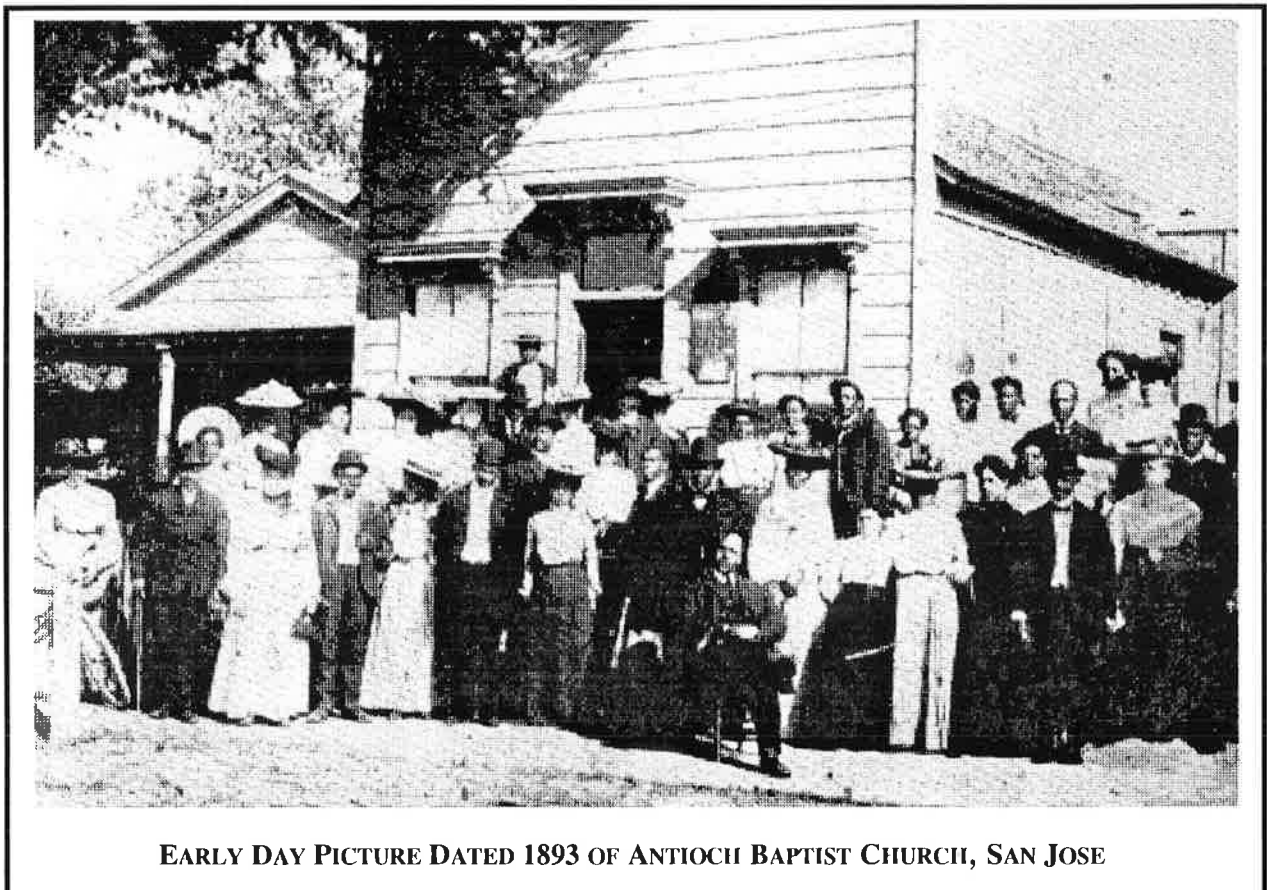
## ANTIOCH BAPTIST CHURCH GRANTED LANDMARK STATUS

Following the recommendation of the Historic Landmarks Commission, San Jose City Councilmembers conferred city landmark status on the Antioch Baptist Church building, located at 268 Julian Street. This designation recognizes one of the earliest African-American congregations in the City of San Jose.

When California attained statehood in 1849, only eight black persons were recorded as living in San Jose. Included in this group were Ella Hawkins and her husband Henry. Following the Emancipation Proclamation San Jose's black community grew and members began to establish themselves as stable, permanent residents. By 1893 black residents approached one percent of the population of San Jose. Feeling the need for stability in their religious faith, on August 2, 1893, Ella and Henry Hawkins held an organizational meeting in their Vine Street Home and the Antioch Baptist Church was founded. The Reverend Cyclades C. Laws was hired at \$10 a month, and Antioch Baptist Church was established in a wood, false-front structure at Sixth and Julian Streets. This small structure served as a religious home for only about 40 persons and in 1908 the growing congregation built a new structure, which could accommodate 150 worshippers, at the same Sixth and Julian Streets location. This second church structure served Antioch's congregation for over 50 years.

Following World War II there was an influx of black immigrants to San Jose, and Antioch's congregation outgrew their structure. On Easter Sunday of 1963 Antioch Baptist Church members held a dedication ceremony at their new church, capacity 625, at the same location as that first small wood structure where those early black residents of San Jose joined together to worship. In 1993 Antioch's congregation gathered to celebrate 100 years of service to San Jose's African American community and to the City of San Jose.

Members of Antioch's clergy and congregation were very involved in their chosen city, and worked to establish civil rights, affordable housing, senior nutrition and supported services for children in the community. Some of San Jose's most distinguished African Americans, including former council member Iola Williams, were members of Antioch's congregation. The Reverend C.W. Washington served as pastor from 1946 to 1973 and was the first African American to serve on the Santa Clara County Board of Education. Washington also served on the board of Santa Clara Valley Red Cross and in 1963 was chosen as one of San Jose's ten most distinguished citizens. Today's Antioch Baptist Church congregation continues to include many members active in cultural and economic affairs within the community.



EARLY DAY PICTURE DATED 1893 OF ANTIOCH BAPTIST CHURCH, SAN JOSE



The Preservation Action Council of San Jose is a non-profit membership organization providing information to property owners and education to the public, and promoting programs and policies for historic preservation and compatible new architectural design.

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**HISTORICAL ARCHITECTURE  
LECTURE SERIES**

Jack Douglas, local historian, archivist and PAC-SJ Advisory Board member will present his research on **Binder and Curtis Architects** for this final lecture of the fall series. This turn of the century firm in San Jose defined the framework for modern metropolitan San Jose. Binder and Curtis were the architects for the Jose Theatre, Twohy Building, Montgomery Hotel, Civic Auditorium and many other local structures. The lecture evolved when Mr. Douglas prepared a biographical sketch on this firm for his book *Historical Footnotes of Santa Clara Valley*. With the Jose and the Montgomery now threatened by demolition, the timing for this in-depth look at this important local firm is very appropriate. The lecture will be at Mother Olson's Inn, 72 North Fifth Street, November 12th at 7:30pm. Admittance is \$10 at the door. Attendees are invited for refreshments and a reception prior to the lecture. *Lecture proceeds support development of a slide and image library on the local built environment at the archives of the San Jose Historical Museum.*



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PLEASE COMPLETE THIS FORM,  
ENCLOSE IT WITH YOUR CHECK, AND MAIL TO:  
PRESERVATION ACTION COUNCIL OF SAN JOSE  
P.O. Box 2287, SAN JOSE, CA 95109

# CALENDAR

## NOVEMBER

- 12 (TUE) HISTORICAL ARCHITECTURE LECTURE  
SEE ARTICLE PAGE 7 FOR INFORMATION
- 18 (MON) PAC-SJ OPEN BOARD OF DIRECTORS MEETING  
MOTHER OLSON'S INN, 72 N. FIRST ST., 7PM
- 25 (MON) DE ANZA EXPEDITION COMMEMORATIVE RELAY  
SEE ARTICLE PAGE 4 FOR INFORMATION
- 26 (TUE) SJ FOUNDERS DAY - PERALTA ADOBE, NOON

## DECEMBER

- 8 (SUN) PAC-SJ HOLIDAY PARTY  
SEE ARTICLE PAGE 2 FOR INFORMATION
- 7-8 (SAT-SUN) VICTORIAN CHRISTMAS  
SAN JOSE HISTORICAL MUSEUM, KELLEY PARK  
PHONE 408-287-2290 FOR INFORMATION
- NO OPEN BOARD OF DIRECTORS MEETING THIS MONTH

## JANUARY

- 1 (WED) HAPPY NEW YEAR!
- 20 (MON) PAC-SJ OPEN BOARD OF DIRECTORS MEETING,  
MOTHER OLSON'S INN, 72 N. FIFTH ST., 7PM

### CONTINUITY

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Please submit your comments  
and suggestions to  
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### BOARD ELECTION BALLOT INSIDE!

The ballot for election of PAC-SJ board members and officers is included in this issue of our newsletter.  
PAC-SJ members are urged to complete and return the ballot by November 18th.  
Any member interested in serving on PAC-SJ Board of Directors is asked to contact Ellen Garboske at 408-446-5474.