



CONTINUITY

Preservation Action Council of San José

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Feasibility Study on Former First Church of Christ, Scientist Released

by Sharon Heinrichs

The six-month, comprehensive feasibility study for the rehabilitation and reuse of the historic First Church of Christ, Scientist was completed and released to the community on May 17, 1991. The church is located at 43 East Saint James Street (at Second Street) in the Saint James Square Historic District. The study was funded in part by a grant from the National Trust for Historic Preservation in Washington, D.C., with matching funds from The Community Foundation of Santa Clara County and the Hugh Stuart Center Charitable Trust, and by funds from the Preservation Action Council of San Jose. The study was conducted with the permission and cooperation of the Sainte Claire Corporation, the building's owner.

Goals for the study were to find viable uses for the building and to make beginning estimates for rehabilitation needs and costs. Architect Jerome King, of the Office of Jerome King, AIA, was hired by the Preservation Action Council to conduct the study. He stated in his report that the building is a "bonafide significant historic structure by virtue of:

- Its presence among other contributing structures surrounding the historic Saint James Square "that represent a time in place...in a developing city's colorful history."
- Its "architecture which survives as one of the few remaining and relatively unaltered examples of

the neoclassical [revival] style in San Jose."

- Its architect, Willis Polk, whose "colorful career and pioneer spirit have since become legendary during a time of great change and opportunity in California" at the end of the 19th century.

After two structural reviews (Biggs-Cardoza Engineering Report, 1987; Peter Culley Associates structural "critique," 1991), the church was found to be in surprisingly good condition due to its well built wood-frame construction, and in spite of some fire and water damage. Additionally, the building sustained only minor cracking and settling during the October, 1989 earthquake. Bringing the First Church of Christ, Scientist building up to current building code standards, King concluded, would be relatively uncomplicated, making the project an excellent candidate for rehabilitation. He estimated that base costs for renovating the building's "shell" would probably be about \$700,000.

King found that architect Willis Polk followed an "objective canon of visual aesthetics," creating the church design along the clean and classical lines of ancient Greek architecture. King believes that this design aesthetic should be a major component of any proposal that includes the church in a "mixed-use" development, to ensure a positive and compatible "visual rela-

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San Jose Historic Commercial District Open House Set for October 5

by Betsy Mathieson

Planning is underway for the San Jose Historic Commercial District Open House, which the Preservation Action Council of San Jose is hosting on Saturday, October 5 from 1 to 5 p.m. The Santa Clara Valley Chapter of the American Institute of Architects is cosponsoring the event (by contributing their organization's name).

We have received early support in the form of a \$500 contribution from the Hugh Stuart Center Charitable Trust, which also contributed to the cost of our feasibility study for the former First Church of Christ, Scientist. In addition, Robinson & Wood, Inc, attorneys, California Business Bank, the Bank of America, and the Victorian Preservation Association have also made contributions for this event.

This year's open house features the interiors of ten buildings in the San Jose Historic Commercial District, the area between Santa Clara and San Fernando streets and between First and Third/Fourth streets. The district is listed in the National Register of Historic Places and includes 27 "contributing structures" but it is not yet a City of San Jose historic district.

The open house program and displays will include information about the exteriors of historic buildings not included in the interior tours. In addition to the designated historic

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Open House

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district, the tour includes buildings within one block to the west along Post and Santa Clara streets and the San Jose Museum of Art.

Refreshments will be served at several businesses in the area, and a reception will be held in the courtyard of the El Paseo Court building. At press time, some of the showcased buildings and spaces will be the Ace Loan Building, Bank of American building, Don Pedro's, Guadalajara Market, Fountain Alley buildings, Bingham Gallery, Vigal Coffee Roasting Co., the Knox-Goodrich building, San Jose Art League, Machu Picchu Gallery of the Americas, Tio Nacho's, New Century Block building, and El Paseo Court. Others are certain to be added.

The purposes of this year's open house are: demonstrate that historic preservation is good for business, showcase buildings and businesses in the San Jose Historic Commercial District, educate the public about the value of historic preservation, increase the visibility of and membership in the Preservation Action Council, and raise money for the Council's activities.

Last year's open house drew about 350 guests, including 100 volunteer docents, ticket sellers, and refreshment servers. We hope to attract between 500 and 1,000 people this year, and we will need at least as many volunteers as last year.

Tickets will be \$8 in advance, and \$10 at the door.

For more information, tickets, or to volunteer for this event, call Betsy Mathieson at (408) 293-5852.

First Church of Christ, Scientist Study

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tionship" between it and future buildings surrounding the church.

In addition to two proposals for a mixed-use development on the site, King reviewed eight stand-alone uses including:

- Performing arts center
- Movie theatre
- Church
- Community center
- Interpretive center/museum
- Visual arts center/gallery
- Nightclub and restaurant

Each of the proposed options minimizes changes to the building's "historic fabric," with rehabilitation estimates ranging from \$100,000 to \$350,000 above the \$700,000 base cost. In the study's conclusion, King offered several short-term actions necessary to ensure the longevity of the church including:

- Listing the building individually on the National Register of Historic Places "due to its truly unique significant character and history."
- Obtaining thorough fire, termite, and structural inspections to halt further deterioration.
- Installing a fire alarm/security system to discourage arson and additional vandalism to the building.

On June 27, 1991, the Ad Hoc First Church of Christ, Scientist Committee met with Walter Rask, Managing Architect, and John Lusardi, Assistant Director, Program Development at the Redevelopment Agency of San Jose, to discuss current plans for the historic church and to express concern for its vulnerability until work can take

place. The informative session identified the following tasks to facilitate the building's rehabilitation:

- The Ad Hoc Committee will prepare a cost estimate for installation of a security system for the church.
- Boccardo Properties, using information gathered in King's report, will proceed with architectural drawings for the site.
- The Redevelopment Agency will consult with the city council to determine what protective assistance can be rendered in the interim until the church property is included in the Redevelopment Area Map.

Community response to the release of the feasibility study has been overwhelmingly positive and has resulted in four recent articles in the local media: Leigh Weimer's column in a May, 1991 issue of the *San Jose Mercury News*; an article by Alan Hess in the *San Jose Mercury News* on June 23, 1991; an article by Anne Gelhaus in the July issue of *City Times*, and an editorial in the *San Jose Mercury News* on July 26, 1991. The Ad Hoc Committee will be presenting the feasibility study to the San Jose City Council on September 17th.

The Ad Hoc First Church of Christ, Scientist Committee is hopeful that the release of this study, the meeting with the Redevelopment Agency, and the increased media attention to the church will have a favorable impact on the identification of organizations and/or individuals that are willing to undertake the rehabilitation of one of San Jose's most important historic architectural assets.

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For more information on the activities of the Ad Hoc First Church of Christ, Scientist Committee, contact Sharon Heinrichs at (408) 298-7810.



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San Jose's Architectural History Part 1: 18th and 19th Century Styles

by Bill Zavlaris

My first column on historical architecture forms in San Jose highlights styles of the 18th and 19th centuries. In subsequent columns I'll continue into the 20th century, singling out a specific style or two and describing that style's major characteristics and historical antecedents, as well as pointing out where you can see local examples.

The history of architecture in San Jose begins with the first European-influenced settlements from Spain in 1777. This is not to deride the quite intricate and impressive reed and wooden pole construction of the local Ohlone people that predated the Spanish. Rather, the fact is that the local Native American cultures did not design structures for the ages and thus no original examples of their buildings exist. You can see fascinating re-creations of Miwok structures at the California Native American Museum in Novato, and at Point Reyes National Seashore in Point Reyes where an entire village has been reconstructed. These huts illustrate quite impressively the influence that the local natural environment had on the indigenous peoples (something that the later peoples from Europe, Asia and the eastern United States had almost completely lost in their supposed more sophisticated cultures).

Thus, the earliest permanent building forms came from Spain by way of Mexico. Spanish architecture of the late 18th century was one of the most refined styles of European origin. It reflected the strong classical influence of the Mediterranean world with its references to Greek and Roman design as well as much borrowing from the

highly sophisticated Moorish cultures that had ruled the Iberian Peninsula only 300 years earlier. Added to this was a strong strain of Renaissance styling, which was itself strongly influenced by classical architecture.

The Plateresque style of 16th-century Spain and the Churrigueresque forms of 17th century Mexico illustrate the high art of the greatest empire of its day. The Plateresque style has simple forms and flat roofs with narrow windows and minimal doors. The florid baroque-inspired Churrigueresque style is a juxtaposition of high ornamentation against plain flat surfaces, and picturesque forms such as towers, domes, arches and wrought iron details.

Remember, however, that colonial California was at the farthest reaches of the Spanish dominion. Thus the forms that reached these shores reflected the simplest frontier architecture of Spain and Mexico. Hispanic styles are characterized by low, squat, generally small buildings that are rectangular in plan, exhibit very slightly gabled roofs of tile and are constructed of thick adobe brick walls. A visit to the Peralta Adobe on St. John Street in downtown San Jose shows the dominant form and style of early California. The rooms are very small, with extremely thick exterior walls and small windows. Kitchen facilities are located out of doors. Houses were used mostly for sleeping and for shelter during inclement weather because the early Hispanic settlers spent most of their time outside.

Mission architecture of the day was rarely more complex than the domestic forms. Crude attempts at bell towers (Carmel Mission) and arcades (Mission San Juan Bautista) could not cover up the fact that the majority of ecclesiastical buildings were themselves little more than overscaled

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Architectural History

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domestic adobes. In only a few notable exceptions (for example, Mission Santa Barbara with its facade inspired by an unlearned interpretation of a design from the Roman classical architectural writings of Vitruvius), did California Mission architecture even hint at the richness of the buildings of Spain and colonial Mexico at the same period in time. There is a primitive charm and honesty about late 17th- and early 18th-century Hispanic building styles (note especially the reconstructed La Purisima Mission near Lompoc); but the lack of trained architects of the day is quite evident.

The earliest American (eastern United States) settlers began arriving during the tallow trade in the first decades of the 19th century. These individuals brought the prevailing domestic architectural styles of their region with them.

American domestic architecture of the time was characterized by wooden frame construction with wooden plank or board and batten sheathing. Floor plans were very simple and rectangular in form, gabled shingle roof pitches were usually more pronounced than the Hispanic, and ornament was almost non-existent. This style, now known as "Pioneer," characterized American frontier domestic buildings throughout the 19th century and even into the earliest decades of the 20th century. You can see later examples of this form in the remaining small wooden cottages in New Almaden or in the old Italian "Goosetown" neighborhood along Almaden and Vine streets in downtown San Jose.

Modifying influences upon this form came from the French colonial design of Louisiana with its pronounced roof pitch and large wraparound porches. The major academic architectural

influence of this period in early 19th-century America was the Greek Revival style.

The Greek Revival style in the United States reflected a form that had originated in Europe in the previous century with the intention of re-creating an idealized version of the simple Greek temple. These buildings were characterized by plain rectangular floor plans, symmetrically placed windows and centered doors, and, where allowed, the use of exterior columns, pillars, and piers. Excellent examples of Greek Revival style exist throughout California, including Benicia's old State Capital and Long Beach's Banning estate (Rancho Los Cerritos). Locally, smaller but also quite handsome Greek Revival designs are clustered in San Juan Bautista, around Colton Hall in Monterey, and throughout the Gold Country. The Sutter Creek Inn is a prime example.

A uniquely California hybrid design evolved in early 19th-century Monterey where the Hispanic adobe and the American Greek Revival and Pioneer forms merged into a style we now call Monterey Colonial. This design blended the massing, low-pitched roofs and thick adobe styling of Hispanic California with the wooden sheathing and interior floor plans of the Greek Revival. The style is very reminiscent of similarly dated colonial architecture from the Caribbean and Louisiana, but it was very innovative for the far frontier as California was in the early-to-mid-19th century. The best example of this style is the Larkin House in Monterey. Other local examples include the Berryessa adobe in Milpitas and the Sanchez adobe in Pacifica.

With the growing migration from other regions of the United States, greatly increased by the Gold Rush of 1849, architectural styles from other areas of the country began supplanting the Hispanic adobe.

The simple wooden frame house that characterized western expansion in the United States throughout the 19th century became the predominant element of the built environment. The Pioneer and Greek Revival designs that dominated early decades of the century were soon modified by influences from the eastern seaboard, which were modifications of current architectural styles developed in Europe, primarily England.

This was the beginning of the period we now know as Victorian, which loosely follows the reign of Britain's Queen Victoria from 1840 to 1900.

Victorian architectural styles followed a general pattern of growth from more simple to more ornate forms as the decades changed and technology improved. The era is characterized by wooden domestic construction that reflected rapidly changing tastes evolving from reinterpretations of preceding European architectural styles. These forms range from the Gothic Revival of the 1850s and 1860s to the Italianate styles of the 1870s and culminated in the ornate Queen Anne architecture of the 1880s and 1890s. Every one of these forms arose first in England, arrived in the eastern United States some years later, and finally found its way to California a few years after that. At each location, the style was modified by building materials and climate so that the Gothic Revival, Italianate, and Queen Anne buildings of the western United States are almost unrecognizable from their European antecedents.

The Gothic Revival, which sought to re-create architectural forms from 12th- through 15th-century England, was sparingly used in San Jose. There are very few remaining domestic examples of this style. At one time, many prominent residences were designed in this form but today you must visit Mariano Vallejo's "Lacrima

Montis" in Sonoma to see a major Gothic Revival house. Churches more successfully retained this style and San Jose contains a superb example in the Trinity Episcopal Cathedral on Second Street in downtown San Jose dating from the early 1860s. Note the distinctive lancet windows (shaped like a lance head) that so characterizes this design.

The Italianate form fared much better. It arose at a time following the Civil War when California experienced its first great building boom. Thus, this style, which was a British-inspired interpretation of 16th-century Italian villa design, is one of the predominate Victorian forms found locally. Very handsome examples of Italianate can still be found in the city. The Fallon House on San Pedro Street in downtown San Jose is an example of the villa form, and the apartment building handsomely restored on the east side of North 3rd Street, #276, between St. James and St. John Streets is an example of the townhouse form.

The final stage of Victorian design is its most famous. The Queen Anne style epitomizes the plethora of ornament that we now associate with the term Victorian. There are many variations on Queen Anne, and the style can range from the quite simple and ubiquitous Queen Anne cottage to the more ornate Queen Anne mansion.

The style is derived from a very loose interpretation of English Queen Anne design. The most distinctive features are the picturesque rooflines, which usually include a corner turret and a wild mixture of architectural forms and building materials. A prominent local example of the Queen Anne cottage form is the Umbarger House at the San Jose Historical Museum, while the Queen Anne mansion style is best represented by the Rucker House at 418 S. 3rd Street in downtown San Jose.

If you are interested in visually comparing various styles, visit the sites mentioned in this article. Take notes and maybe a photo or two at each location in order to get a better feeling for the variety of historic architecture for which San Jose and the region are blessed. Above all, have fun viewing and appreciating our common architectural heritage.

Where to See Local Examples

Hispanic style adobe: Peralta Adobe, St. John and San Pedro streets

Pioneer: New Almaden, and Almaden and Vine streets between Alma and Willow

Monterey Colonial: Berryessa adobe, Milpitas

Gothic Revival: Trinity Episcopal Church, 81 Second Street (at St. John), south side of St. James Park

Italianate: Fallon House, San Pedro Street (now being restored by the City of San Jose)

Queen Anne: Rucker House, 418 S. Third St.

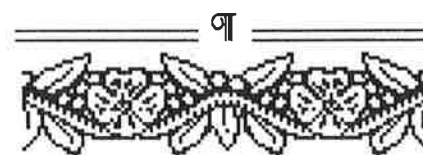
National Trust Responds to Preservation Action Council First Church of Christ, Scientist Feasibility Study

Karita Hummer, President of the Preservation Action Council of San Jose, recently received a letter from Courtney Damkroger, Program Associate in the Western Regional Office of the National Trust for Historic Preservation, in response to their receipt of the feasibility study on the First Church of Christ, Scientist. The study was partially funded by the National Trust.

Damkroger wrote:

"A quick note to congratulate you and all of the members of PACSJ on the excellent feasibility study for the First Church of Christ, Scientist written by Jerome King. Mr. King gave you and the community a strong planning tool in that document. The National Trust is pleased to have been able to assist.

The PACSJ has come a very long way in a very short time and we in the Western Regional Office look forward to continued work together in the future."



Calendar

August: No Board Meeting

August 31, September 1 & 2 (Saturday, Sunday, Monday): Tours of Fox California Theatre, 345 South First St. (see separate article)

September 16 (Monday): 7:00 p.m. (not 7:30 as an earlier mailing stated), Board Meeting, Mother Olson's Inn, 72 North 5th St.

October 5 (Saturday): Open House, San Jose Historic Commercial District (see separate article)

October 20 (Sunday): National Trust Tour of San Jose and Silicon Valley (see

Government Affairs Committee News

by Betsy Mathieson

The Government Affairs Committee met on June 24 with San Jose City Councilman David Pandori to discuss the issues listed in the last edition of *Continuity*. To prepare for the meeting, we first met with Principal Planner Carol Painter and Historic Preservation Officer Nancy Hammen. Here are some highlights of our meeting:

Update of the San Jose Inventory of Historic Resources

The city has contracted with Glory Ann Laffey to begin the update with a study of themes and contexts reflected in San Jose's historic resources, and an evaluation of unreinforced masonry buildings for inclusion on the inventory. The next phase, which apparently survived in the new city budget, is expected to be an evaluation of buildings in the highest need areas of the city. Those areas have not yet been identified, but areas other than downtown may be given priority. Updating the inventory is anticipated to take five years with current funding levels; 250 to 300 structures may be evaluated each year. Any individual or organization can provide data on any structure in the city and request that the structure be added to the inventory. Nancy gave us copies of blank inventory forms and instructions for completing them.

Ideas for Discouraging Arson and Other Fires in Old Neighborhoods

The Fire Chief believes the arson unit is adequately staffed. Neighborhood associations should invite Fire Department representatives to speak at their meetings about this issue.

Prospects for Including a Structure's Landmark or Inventory Status on the Property Title

David Pandori will check with the city attorney.

Methods of Discouraging Demolition by Neglect

We need to contact Fran McVey, Assistant Director of Neighborhood Preservation. This department oversees both building and code enforcement. The San Jose municipal code contains a section on blight that may provide leverage to encourage owners to fix up deteriorating buildings. Housing rehabilitation funding is available but not advertised. The City Transportation and Development Committee is reviewing the process by which actual demolition permits are issued.

Facilitating House Moving When On-Site Preservation is Impossible

We should contact the Streets and Traffic Department about designating routes for moving houses. When the Planning Department receives a development proposal for a property that contains an historic structure, their priorities are either to incorporate the structure into the development or move the structure. Moving the structure can be required as a mitigation. We requested that the city consider requiring a waiting/advertising period before any historic structure is demolished.

Advertising the Availability of Financial Incentives for Preservation

The Planning Department is preparing a historic preservation brochure to explain the importance of historic preservation to the general public. Carol and Nancy offered to produce, with an year, a follow-up brochure for property owners to explain financial incentives and other advantages.

Application of Accepted Rehabilitation Standards to City-Funded Projects

We need to contact the Housing and Neighborhood Preservation departments to request that city funds are not used to "remuddle" old buildings by installation of aluminum windows, wrought iron railings, and other inappropriate modifications. Nancy Hemmen has a copy of *Rehab Right* (written by the Oakland Planning Department and now published by Ten Speed Press) and she emphasizes its principles to property owners on whose projects she works. In June, David Pandori heard a presentation of the concepts in *Rehab Right* at the California Preservation Foundation housing conference. He thinks the concepts presented are appropriate and realistic for San Jose.

Prospects for Establishing Design Guidelines for Rehabilitation and for New Construction in Historic Areas

The city has design guidelines for two city historic districts (St. James Square and The Alameda) and for the several Neighborhood Business Districts. Development of design guidelines for the Hensley Historic District is on a list of things to do. David Pandori is "real interested" in seeing that city-wide design guidelines are developed for old structures. He suggested that the Preservation Action Council identify priority areas for development of design guidelines for new architecture.

Status of City Preservation Consultant for Property Owners

Nancy Hemmen and her assistant, Kathy Kover, perform this function. We understand the assistant's position is to be retained in the new city budget.

Possibility of Improvements to Historic Districts: Signs at Entrances, Moving Utility Lines Underground, Period Street Lights, Landscaping, and Designation of Additional Heritage Trees

Several of these items would come from the city budget, which is slim now. David Pandori is willing to work with us on specific requests, both in the city budget and the Community Development Block Grant budget. The city council sets priorities to move utilities underground in various areas, and requests are processed through the Department of Public Works. The Neighborhood Preservation Department (City Arborist) reviews requests for designating heritage trees.

If you're interested in assisting with the activities of the Government Affairs Committee, contact new committee chairman Paul Bernal at (408) 292-6846.



From the President

The last several months have been good to us:

- In May we won the Sourisseau Academy's Local History Award for an organization. (See separate article for details.)
- Alan Hess, architectural critic for the *San Jose Mercury News*, in his article on the former First Church of Christ, Scientist, thanked heaven for the Preservation Action Council, calling us "...one of the newest and most dynamic preservation groups in the State."
- Barbara Vroman, in an editorial on the Scheller House in the *San Jose Mercury News*, called us a "...for-

midable foe to those who would tear down historic buildings."

- John Merritt, of the California Preservation Foundation, who gave us inspiration early in our organizing efforts, said our organization "...hit the ground running... San Jose seems to be doing it right...they have already made an impact."
- Courtney Damkroger, in the Western Regional Office of the National Trust for Historic Preservation said, "The PACSJ has come a very long way in a short time..." (See separate article.)

We'll take it, we'll take it. We are pleased. However, we know we have just begun, and we have much more to do before we can become the truly viable group we wish to be. We think we're just on the edge of becoming that kind of a group. But, we must first add to our resources.

We need at least thirty more activists and a lot more funds to realize our program goals. Active members and additional funds are the priorities that our organization identified in our long-range planning retreat in April. We are streamlining our organizational structure to meet these priorities. Now we want the community to join our effort.

What inspires us to work as we do is a vision of a city that is full of architectural character. A city where the great old buildings that remain are hand-somely restored, reminders of an important and diverse past, and where new buildings achieve the highest standards of excellence and good design, compatible with their historical context.

We want a living environment that provides inspiration and pride for the community. We believe that if the city achieves such standards then it

will naturally attract people and energy to the city. We see how downtowns in cities and towns such as San Francisco, Santa Barbara, and Los Gatos attract people primarily because of their ambiance, solidly rooted in a mix of old and new architecture. We want to contribute to an awareness in the city of the significance of these matters.

With these thoughts in mind, we have chosen to focus on the Historic Commercial District for our annual architectural open house on October 5. (See also separate article.) We want to expand the public's awareness of the treasure trove of buildings that exist in the Historic Commercial District, and the potential it has for being a center of the city, attractive because of its architecture. Join us for the open house. Help us put together the tour and make it a major success.

Join us in our overall efforts toward historic preservation and good design through education of the public, assistance to owners of historic buildings, and promotion of public and private institutional preservation and architectural policy.

We need the following talent: writers, editors, consultants, public relations experts, grant writers and fundraisers, public policy strategists, secretaries, accountants, office managers, organizers, special event planners, docents, and, most especially, enthusiasts. Welcome to you all. K.H.



Due to increasing printing and postage costs, the Preservation Action Council of San Jose will be limiting the circulation of *Continuity* to members. To continue to receive *Continuity*, please become a member.



Fox California Theatre Restoration and Exhibit

by Gary Parks

In 1927, the Movie Palace Era reached its zenith in San Jose with the opening of the Fox California Theatre at 345 South First Street. This magnificent building, the work of Bay Area architects Weeks & Day, is still breathtaking today. Closed for 18 years, is about to undergo a major restoration and renovation funded by the San Jose Redevelopment Agency to become a multicultural performing arts center.

The Theatre Foundation, Inc., a non-profit organization dedicated to heightening the public's awareness of and enthusiasm for this as well as other fine theatres throughout the country, has installed historical displays of photographs, artifacts, and memorabilia in the theatre lobby space. Throughout June and during the Fourth of July weekend, the theatre doors were open for free public viewing of the displays and for guided tours. The response was overwhelming. The next tour and "open lobby" is scheduled for Labor Day weekend. Other times will probably be scheduled closer to the Christmas Holiday season.

Interested in volunteering as a lobby monitor during the tours? Want more information on the Theatre Foundation? Call the Theatre Foundation at (408) 292-2000, or Gary Parks at (408) 279-4598.

Hayes Mansion Rehab Proposals Sought

by Gabrielle L. Billner and Nancy Newlin

The City of San Jose is advertising in *Historic Preservation* and other publications nationwide for requests for proposals from firms interested in rehabilitating the 64-room, 41,000-square-foot Hayes Mansion located in the Edenvale section of San Jose. The Hayes Mansion is listed in the National Register of Historic Places and is a city and state historical landmark.

On June 26, 1991, the estate was open for touring by potential developers during an event hosted by the San Jose City Office of Economic Development. After a welcoming speech by City Councilwoman Judy Stabile, the group toured the home.

The Renaissance Revival styled mansion, six miles from downtown San Jose, was once the 640-acre estate of the Hayes family. The family played a significant role in the economic and political growth of San Jose and California. The estate became a center of social and political activity and was visited by Presidents William McKinley, Theodore Roosevelt, and Herbert Hoover. The family sold the estate in 1954, and during the 1970s it was used as an alcoholic rehabilitation center by the San Jose Rescue Mission. The city purchased the property in 1985.

Part of the proposal packet includes a study by the Santa Clara Valley Chapter of the American Institute of Architects (AIA), funded by a grant from the national AIA. The group formed a task force that included members of the AIA, technical professionals, and other members of the local community. The task force investigated and developed plans and cost information for two different types of use: a culinary/cultural complex and a conference center.

Deadline for submission of proposals is

September 3. The selection committee of the Economic Development department will then review the proposals, and is planning to make recommendations to the city council in October followed by a final plan in November.

Watchdog Subcommittee Report

by April Halberstadt

The Watchdog (Cave Canum) Subcommittee of the Preservation Action Council's Program Committee keeps an eye on various buildings that may be threatened by demolition or neglect. As a Preservation Action Council member you are also a member of this subcommittee! If you see a building in need of a watchdog, contact me. I will do some screening, and make up a one-page review sheet. If the activity will require Preservation Action Council resources—time, talent, or money—I will forward it to the Program Committee. Sometimes, situations just need to be watched, and we do that also.

Here are the structures that the Preservation Action Council is watching.

- ♦ River Street Historic District properties are being acquired by the water district in order to create a man-made lake for the Guadalupe River Park.
- ♦ The Wool Ranch, the Santa Clara Valley's last family-operated fruit packing company is being sold.
- ♦ The landmark Hayes Mansion will be undergoing restoration; the City of San Jose has sent out Requests for Proposals nationwide to find a suitable developer.
- ♦ The San Jose Redevelopment

Agency is proposing to remove the interior of the Montgomery Hotel in order to develop the structure as office space.

- The Hillhouses on the Stanford University campus are slated for demolition in the wake of earthquake repair.
- The Jose Theatre has been closed and owners Jim Fox and Barry Swenson are looking at development alternatives.
- The city of San Jose will be developing a master plan for the Lincoln-Auzerais neighborhood in view of the potential sale of the Del Monte cannery and development of the Vasona Corridor for future light rail routing.
- The Scheller House, on the San Jose State University campus, is undergoing asbestos removal and will be relocated to a site within the county this fall by a private party. (The Preservation Action Council saved it from demolition!)
- The New Almaden Historic District has been allowed to deteriorate, and new houses have been built that do not conform to Historic District guidelines.

Thanks to all you vigilant watchdogs!

For more information about Watchdog activities, or to bring an endangered structure to our attention, call April Halberstadt at (408) 293-2860.

Preservation Action Council Seeks Grant to Put Historic Inventories on City Computer

by Paul Bernal

The Preservation Action Council has applied for a grant from the National Trust for Historic Preservation to integrate San Jose's historic inventories into the city's Geographic Information System (GIS). The GIS creates a visual mapping and information retrieval system that San Jose uses to track planning, sewer lines, traffic flow, and just about everything else that a city incorporates into its development database.

If the historic inventories are added as a layer within the GIS, it will make planners, building owners, and others involved in development decisions aware of the building's historical landmark or historic inventory status. This will benefit preservation efforts throughout the San Jose area, and may serve as a model for other cities across the country. In addition, through terminals in public places such as libraries, the general public, as well as school children will have access to this important information.

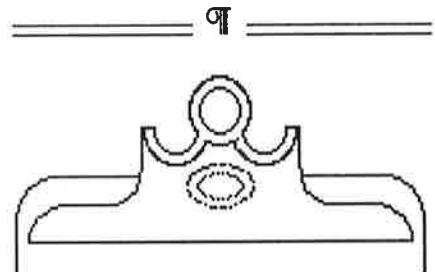
The grant money, which would come from the Critical Issues Fund of the National Trust, would be a matching grant with a cap of \$20,000. Informal pledges from governmental agencies and corporate sponsors have been obtained. These pledges would provide the matching money for the project if it is funded by the National Trust.

The Preservation Action Council is in competition with businesses, government agencies, and organizations throughout the United States for this grant money. Each year the National Trust for Historic Preservation awards critical issue grants totalling approximately \$500,000. In 1990, the Trust

had about 200 applications for this grant money. This year, 123 proposals have been received, and the Preservation Action Council is one of 16 finalists for the 7 to 10 grants. A final decision will be made by the Trust in early September.

An advisory committee has been formed to iron out the project details if the Preservation Action Council receives the grant. The members include Beth Wyman, Barbara Jackson, Matt Paolercio, Jim Beall, Sr., Leslie Masunaga, Jan Whitlow, Paul Bernal, Richard Newlin, and Natalie Wells.

If you are a computer analyst, urban planner, or historian, or are familiar with the GIS and would like to help, or if you know of any such people who might offer assistance in this project, contact Paul Bernal at (408) 299-7544.



From the Editor

It is my pleasure and challenge to take over the editorial duties for *Continuity* from the capable hands of Jim Vasconcellos, who guided this publication through its first year. In future issues look for design and editorial changes, photographs, and artwork. With the increasing popularity and success of the Preservation Action Council's activities, it's very likely that we will publish more frequently in 1992. I invite you to send me your comments and suggestions. N.N.

San Francisco Site of 45th National Preservation Conference, October 16-20

The 45th annual National Preservation Conference will be held in San Francisco from October 16 through October 20, 1991. The focus will be on the future of historic preservation.

For information, contact Preservation Conferences at the National Trust, 1-800-YES-NTHP (937-6847.)



Preservation Action Council Adds New Advisory Board Members

by Karita Hummer

The Preservation Action Council has added three new individuals to its advisory board: Jerome King, James A. Salata, and James C. Williams.

Jerome King, AIA, is President of the Santa Clara Chapter of the American Institute of Architects, and is a prominent local architect with excellent credentials in historic preservation and architectural design.

James A. Salata is the proprietor of Garden City Construction and has done beautiful restorations of numerous buildings in downtown San Jose.

James C. Williams is Executive Director of the California History Center and Foundation at De Anza College and has contributed greatly to history education and preservation in the area.

The Preservation Action Council will be greatly enriched by the contribution of these new Advisory Board members, and is very fortunate to have the exceptional talents of every advisory board member to guide its efforts.

Sourisseau Award for Group of the Year Goes to Preservation Action Council

by Paul Bernal

The Preservation Action Council of San Jose received the 1991 Sourisseau Award as group of the year. The award is given annually to groups or individuals who contribute to state and local history. The Sourisseau Academy of San Jose State University feels that the Preservation Action Council is a group that has a "special understanding of local history." George Kobayashi, librarian and California archivist of San Jose's Martin Luther King, Jr. Main Library, was honored as the person of the year.

"We are very honored to be recognized in such a short time," said Preservation Action Council President Karita Hummer. "It is a vote of confidence, considering that we are a relatively new group. We will match this vote of confidence by furthering our efforts in preservation and promotion of good design."

The Preservation Action Council received \$500 from the Academy's trust. According to SJSU special archivist Jack Douglas, who is an Academy board member, the trust is named for a local pioneer family. Eva Sourisseau, a descendant, left a grant to SJSU in the 1970s to be administered through the History Department. The current chairman of the board, Dr. Nancy Grey Osterud of the History department, gathers the Academy board together three or four times a year to discuss the annual allocation.

"We sponsor lots of things in the history community," said Douglas. Money is granted to people writing, researching, or publishing books on local history. The San Jose Historical

Museum Association always receives a grant for its yearly membership premium grant, according to Douglas.



Preservation Action Council Participates in Organizing Silicon Valley Tour for National Trust Conference

The Preservation Action Council of San Jose is one of five local preservation organizations teaming up to design and deliver a tour of historic preservation sites in Silicon Valley on Sunday, October 20, for attendees at the National Trust for Historic Preservation annual conference taking place in San Francisco.

The other four organizations are the San Jose Historical Museum, the San Jose Historic Landmarks Commission, the office of Councilwoman Judy Stabile, and the California History Center. Karita Hummer is serving as tour co-coordinator with Leslie Masunaga from the San Jose Historical Museum. Nancy Newlin from the Preservation Action Council is tour manager for the day.

The day-long tour will include stops at several sites in downtown San Jose (St. Joseph's Cathedral, the Fox Theatre, and Peralta Adobe), the San Jose Historical Museum, Hayes Mansion, and the California History Center. This tour is available only to National Trust members and is an important opportunity to showcase preservation efforts in our area. (See separate article on the National Trust conference.)

To assist in planning and presenting this tour, contact Karita Hummer at (408) 971-0940.



Preservation Alert

Presentations seeking support for two preservation bills before Congress were made recently to the staffs of Congressmen Norman Mineta (D, 13th District) and Don Edwards (D, 10th District).

The Community Revitalization Tax Act (H.R. 1566) will allow the individual investor to take a maximum \$20,000 annual tax credit for historic building rehabilitation, as opposed to the current \$7,000. It also eliminates income tax caps for rehab credits. Tax credits for such work were significantly reduced in the 1986 Tax Reform Bill and since then the use of these credits has declined by 75%. The problem of financing upgrades to unreinforced masonry buildings, required in San Jose within five years, would be significantly improved by the passage of this bill.

A second bill, the National Historic Preservation Act Amendments of 1991 (H.R. 1601) was addressed in the meeting as well. This bill proposes overall expansion in the scope of the National Historic Preservation Act.

Participating in these presentations were Nellie L. Longworth, president of Preservation Action, a national lobby for preservation; Bonnie Bamberg; Jerome King A.I.A.; Beth Wyman, Historic Heritage Commission of Santa Clara County; Kathy Burns, National Trust for Historic Preservation Western Regional Office; and Karita Hummer, president of the Preservation Action Council of San Jose.

It's crucial that you let your representative know how you feel about these important preservation bills.

Congressman Norman Mineta
1245 S. Winchester Blvd.
San Jose, CA 95128

Congressman Don Edwards
1042 West Hedding
San Jose, CA 95126

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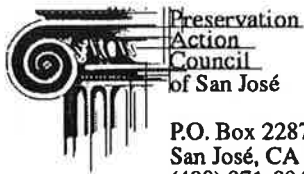
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Continuity is published quarterly by the Preservation Action Council of San José, a non-profit membership organization dedicated to the preservation and restoration of San José's historic architecture and encouraging quality new design. The Preservation Action Council provides information to property owners and education to the public, and promotes programs and policies for historic preservation and compatible new design.

Opinions expressed in *Continuity* are not necessarily those of Preservation Action Council of San José. **Editor:** Nancy Newlin. **Editor's Staff:** Pat Vaughn and Diane Blomgren.

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