



CONTINUITY

PRESERVATION ACTION COUNCIL OF SAN JOSE NEWSLETTER

VOL. 7, No 2, SPRING 1996

PRESERVATION COMES OF AGE!

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21st Annual

California Preservation Foundation

Conference Scheduled for San Jose!

May 30 - June 2, 1996

Join the celebration! It's the 21st birthday of California Preservation Foundation's annual conference, headquartered at the historic Hyatt Sainte Claire Hotel in downtown San Jose. This four-day PRESERVATION COMES OF AGE event includes educational sessions, tours and social events of interest to all preservationists.

The conference begins with the opening night reception, Thursday May 30, on the grounds of the 1797 Peralta Adobe and the beautifully restored pre-Civil War Fallon House. Guests will enjoy a light dinner of Californio/Mexican cuisine and have the opportunity to tour the adobe and house. Mayor Susan Hammer, honorary chair of the conference, will give a welcoming address. This event is partially sponsored by Adobe Systems, the newest "adobe" in town.

The main purpose of CPF's annual conference is to provide a reasonably priced opportunity for people involved in historic preservation to meet, share information and attend workshops that focus on the latest methods for successful completion of preservation projects. Educational sessions run throughout the conference, with widely recognized keynote speakers giving vital information on the economics of historic preservation; neighborhood preservation, financial issues and incentives, adaptive reuse of endangered buildings, public relations, fundraising and image building, working with the government and solving preservation challenges.

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"ONE LAST TIME" — THE SCHELLER HOUSE

by Tom Simon

In December of 1994 when we learned that the trustees of the California State University had selected Robert Caret as the new President of San Jose State University, it first occurred to us that we might truly succeed in saving the Scheller House. We were shocked. Acting President Evans had been passed over in a selection process seemingly destined to continue his incumbency. Yet we were still awaiting the court ruling on the need for an Environmental Impact Report (EIR) before the demolition. But up until then we expected the

University would simply move ahead, win or lose, to undertake the demolition we had halted by obtaining a restraining order with two weeks to spare on September 20th.



*Scheller House
drawing by Carole Rast*

The demolition had been threatened for months starting in June, but I had learned that Air Quality Management permits had been pulled by the University for October 3rd, permits that were good for

only one day to control the dust levels from demolition projects throughout the Bay Area. Looking back, it is astonishing that we were able to file a viable lawsuit in time to halt the otherwise certain demolition of a building important to many people for many different reasons. For some, they remember attending San Jose State and became fond of the older but somewhat out of place wood frame structure. It offered a pleasing break from much of the institutional architecture on campus erected in the '60s and '70s. Others appreciated its unique architecture, and others saw it for the historic building it truly was.

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CPF CONFERENCE

SPECIAL EDITION

A look at the past and future of preservation efforts in San Jose



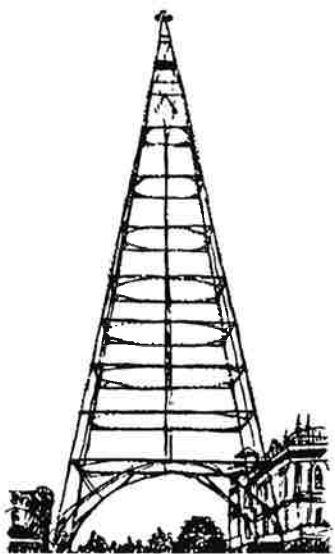
From the President

By Ellen Garboske

We hope our readers will enjoy this special edition of **CONTINUITY**. Our contributors are focusing on past and present preservation projects and events in San Jose. Read about the "backstage details" of PACSJ's successful campaign, and lawsuit, to save the Scheller House. The on-going River Street project is an example of using Section 106 to rescue an historic neighborhood, and the mechanics of working with local, state and federal government agencies. The article on First Unitarian Church details the dramatic methods used to save one of San Jose's most historic structures.

A pat on the head and a "Welcome Home" to the "Dog," back from what we hope was an excellent adventure! We look forward to some barking and growling, and maybe some nipping at our heels, to keep us from becoming complacent about preservation in our community. There are plenty of projects needing our attention!

BIG thanks to all the people working hard on organizing the best CPF conference to date! Don't miss the front page article describing the educational sessions and special events included in the conference. Something for everyone and every situation. *Be sure to get your registration in!! See you there!*



San Jose Historical Museum

Site of the Friday night California BBQ and the exciting Three-Minute Success Stories. Tour the museum's historic structures and take a ride on the historic trolley.

ALEXANDER MURGOTTEN: SAN JOSE PRINTER, HISTORIAN, CONSERVATIONIST

by Jack Douglas

Of all the early settlers in San Jose, few could match Alex Murgotten in the variety and depth of commitment to his community. Born in Indiana in 1846 and brought across the plains to join his gold miner father in Placerville in 1852, he would never forget his pioneer experiences.

He learned the printing trade while working for his brother-in-law, William January, publisher of the Mountain Democrat. At the age of 20, Alex came with January to San Jose (1866) and started the Santa Clara Argus. In his first year in San Jose he found time to become a founder member of the Amateur Dramatic Company. He married Martha Monroe in 1868 and they had two sons. In the early 1870's he became interested in women's causes and led the first temperance movement in San Jose.

Aware that the pioneer period was at an end, Murgotten founded a statewide journal titled The Pioneers that featured articles about early California history, many of which were written by the pioneers themselves. He suspended publication for four years while he served as Superintendent of Deposit Melting at the U.S. Mint in San Francisco (1885-89). Upon returning to San Jose he opened his own print shop on Santa Clara Street and also served as Deputy County Assessor.

An active lodge member, he became publisher in 1900 of the Elk, a statewide journal for the Elks Lodge. At this time he joined his friend, local artist-photographer, Andrew P. Hill in a movement to save the last great redwood trees in Santa Cruz County. Through his journalistic efforts the public and the politicians were convinced that these stately trees should be saved for all time. As secretary of the Sempervirens League he was instrumental in establishing the first redwood park — now called Big Basin State Park. He was also a force behind the successful Forest Plays at Big Basin. These elaborate pageants drew national attention in 1919-20.

As a founder of the Santa Clara County Historical Society, Murgotten was chosen to organize the statewide Pioneer Day at the Panama Pacific International Exhibition in San Francisco in 1915. He and Andrew Hill were probably the first to introduce the theme of conservation into a world's fair.

Alex and his wife lived in Naglee Park. Active to the end, he was almost eighty when he died in 1926.

RIVER STREET UPDATE

by André Luthard

PACSJ, as a member of the River Street Development Group (RSDG), is partnering with the City of San Jose's Department of Public Works to move nine historic homes in the River Street Historic District out of the boundaries of the Guadalupe River flood control project and create an historic enclave. Our goal is to prove the commercial viability of the public-private partnership and eventually establish a City Landmark and National Register District on the banks of the Guadalupe River. This district, while smaller than the original 43 buildings in the River Street Historic District, would still comprise approximately 24 homes from a period of San Jose's history between the 1880s and 1920s.

Alrie Middlebrook and other members of the RSDG are working with graphic designer Kristen Schmidt to design and produce a marketing brochure to help publicize the enclave project. Included in the beautiful, tri-fold piece are color renderings of restored River Street homes, an exhaustive list of possible activities and attractions that a visitor could enjoy, the major players in the project, and who to contact for further information. Final versions of it are complete and should be going to print in the next few weeks. The target audience for the brochure include the many associations and groups that PACSJ lobbied to support the project, clubs like the Rotary Club, and most importantly, possible tenants and investors!

RSDG member Steve Codraro and I recently completed the salvage of the board wall siding on two structures on the old section of West Saint James Street. These two buildings are in the way of the relocation project. After working with consultant Michael Garavaglia, AIA, and doing a physical inspection, it was determined that very little architectural elements remained in the structures and therefore the salvage and demolition of the two buildings

should proceed. This would make way for site grading and other preparations necessary for moving the nine homes onto the site.

The city's Historic Landmarks Commission has added the first nine houses to the Historic Resources Inventory and has plans to add three more, including the former Torino Hotel (currently Henry's Hi Life restaurant). This is the first step in the process toward establishing a City Landmark District. While 12 buildings would be certainly better than none, a larger district of about 24 homes would have a better chance of qualifying for placement on the National Register of Historic Places. Pressure still needs to be applied on the commission staff and other city agencies to make this happen.

As part of its involvement in the RSDG, April Halberstadt is researching the feasibility of PACSJ receiving and holding



*River Street Historic Houses
Photo by Paul Hummer*

the historic facade easements to the buildings in the enclave. This would not only give PACSJ control and responsibility over the exteriors of the historic structures, but it entitles the investors in the RSDG a tax benefit proportional to the value of the facade easement granted. PACSJ will be applying for a National Trust grant in June to contract with a consultant to write up the proper agreements to make this happen. This is a very significant step in the evolution of our organization.



Archetctural details from River Street Historic District

UNIQUE METHOD USED IN RESTORATION OF FIRST UNITARIAN CHURCH OF SAN JOSE

by Ellen Garboske

On October 16, 1995, The First Unitarian Church of San Jose, located at 160 N. Third Street, was badly damaged by fire. PACSJ's October issue of *CONTINUITY*, featuring a story on the history of the church, was in the mail to members when the fire occurred. Following are excerpts from a March 1996 press release issued by Toeniskoetter & Breeding (TBI) Construction, to update our members on the status of the project, and to describe a very unique tent designed to protect the structure from further damage.



*View into the Sanctuary through the destroyed roof
of the First Unitarian Church of San Jose
Photo taken by B. Tonneson*

SAN JOSE — The fire that badly damaged the historical First Unitarian Church last fall has resulted in a significantly expanded and accelerated reconstruction project taking place under a huge specially designed tent, Toeniskoetter & Breeding (TBI) Construction reports. The calamity has also led to an outpouring of community support and renewed vigor on behalf of the Second Century Project.

"We originally planned to renovate the historical structure in four phases over two and a half years," explained TBI Vice President Tony Miranda. "With the fire damage included, it becomes more cost-effective to do it all in one phase. Depending on cash flow, we could be completed months earlier than we had planned prior to the fire."

The original project involved replacing the roof, upgrading electrical and mechanical systems, altering the foundation to compensate for settling and other measures to prevent additional erosion or deterioration, at a projected cost of \$3.85 million. The new project, costing \$4.2 to \$4.5 million, will include bringing electrical and mechanical systems into compliance with current building codes, bathrooms into compliance with disability codes, adding an elevator, reworking the heating system and rebuilding dome and hall roof structures damaged by fire. Miranda said most of the previously completed work escaped damage. While the fire swept through the sanctuary and chancellery and forced the removal of the roof from Hattie Porter Hall, this removal actually corrected another problem, a bow in the rear wall. The wall will be properly braced before the roof is replaced.

One of the more innovative solutions was protection of the roofless structure from rain damage. The day after the fire the insurance company brought in a specialist to dehumidify the building. The century-old wood had already begun buckling from the water it had absorbed. With the drying process accelerated, the boards returned to their original shape. Holes drilled into the plaster walls allowed water to bleed out and warm air to be blown in. For protection from rain, TBI essentially shrink-wrapped the roof. Quick action proved to be fortuitous, for the plastic soon had to withstand a storm with wind gusts up to 75 miles per hour. No construction could be performed on the roof itself, however, with plastic wrap pressed against exposed nails and charred beams. For this work, TBI proposed a custom-designed tent.

A scale model was built, and the plans were coordinated with the structural engineer. Sullivan & Branton of Hayward manufactured the tent fabric, measuring 155 by 175 feet, from reinforced vinyl-coated nylon. It was to fit over a series of tubular steel columns, the tallest 40 feet high, joined by a network of high tension cables and brace supports. Suspended 10 feet above the building, the tent would not only protect the building, but permit construction during any kind of weather. But first, however, it had to be placed over the church.

Two obstacles faced the people erecting the tent. Access had to be all the way from the street, because there was

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no way to take a crane to the rear of the property, and there was only 5 to 10 feet of space between the church and adjacent properties. A large crane was situated on Third Street, and the operator had to place the steel frame and tent blindly. He worked according to instructions radioed from an observer stationed on the balcony of the building next to the church. The procedure worked. The tent was erected and secured in mid-February just before one of the wettest periods of the winter.



Crane erecting protective tent over damaged roof

Since the tent was secured, the church has been subjected to wind and rain storms that would otherwise have halted any construction progress and quite possibly caused more damage. Instead, crews have been able to safely and efficiently remove the fire-damaged structural elements and prep the structure for the rebuild elements currently being fabricated. Using skills and techniques learned in former historic structure renovations, including St. Joseph Cathedral, Santa Clara County Courthouse, Sacred Heart Church and St. Patrick's School, TBI is now renovating and repairing the First Unitarian Church from 103 years of settling, shaking, fire and weathering as well as strengthening it to withstand another century of earthquakes.

Please refer to the October 1995 issue of CONTINUITY for a history of this 1892 structure. The Second Century Project has raised over \$2 million for the current renovation. Donations to support this important project can be sent to Second Century Project, First Unitarian Church of San Jose, P.O. Box 638, San Jose, CA 95106-0638. Call (408) 292-3858 for information.

HISTORICAL ARCHITECTURE LECTURE SERIES

+ + +

Final Spring Series Slide Lecture to Feature Alrie Middlebrook

The final lecture of the Spring Series on Historical Architecture will be given at 7:30 pm on May 14, 1996 at the amphitheater behind the Leininger Center at Kelley Park on Senter Road. Alrie Middlebrook will talk on "Historic Gardens of San Jose," and will include a presentation on the current design concept for the River Street Gardens of the Guadalupe River Park.

Ms. Middlebrook had done extensive research work almost a decade ago on San Jose's history as "The Garden City," and her advocacy was instrumental to the evolution of the city's current Heritage Garden program as well as the master plan development of the Guadalupe River Park. When she stepped forward a year ago with a vision for River Street as an historic enclave with turn-of-the-century Italian gardens, PACSJ's preservation efforts got the boost that was needed to affect public policy and modify the park plan to preserve a representation of this historic district.

The lecture site is adjacent to the Japanese Friendship Gardens, one of San Jose's special places; and a reception will occur prior to the talk in the gardens at the Tea House. PACSJ members and supporters are especially invited to come to the reception, starting at 6:30 pm, to meet Alrie, take a look at the current plans for River Street, and spend a relaxing evening with us in the gardens.

The event is presented by the Heritage Council of Santa Clara County with the support of San Jose Beautiful. Parking is between Leininger Center and Happy Hollow. Admission is \$10.00 to support the archives at the San Jose Historical Museum. Additional donations accepted. Books from the lecture series will be on sale at the Tea House.

PACCSJ'S OPEN HOUSE TOURS

A TOOL TO EDUCATE ABOUT PRESERVATION

by Linda Larson Boston

PACCSJ considers public education an important component of its mission. One of the more exciting (and challenging!) ways in which to educate is through a series of Open House Tours of different areas within San Jose.

During the initial planning stages, PACCSJ board members were aware that the Victorian Preservation Association (VPA) sponsors annual home tours. So PACCSJ chose to focus its tours on public and quasi-public buildings and spaces, such as commercial buildings, court houses, post offices, churches, and parks.

Enhancements of these tours have included musical ensembles, photographic displays of current preservation projects, and receptions with special refreshments selected to suit the locale or theme of the tour.

St. James Square

The first open house was held at St. James Square on November 19, 1990, and was co-sponsored by the Business Community of St. James Square. It was a bold choice: St. James Park itself was fenced in for renovation, the Santa Clara County Courthouse was closed due to earthquake damage, and the First Church of Christ, Scientist, stood vacant and neglected (and still does). But this first public open house tour hosted by PACCSJ brought many people into an area that they may not have experienced otherwise.

The St. James Square tour featured a number of noteworthy historic sites within easy walking distance of St. James Park, which is bordered on the north by St. James Street, the west by North First Street, and the east by North Third Street. Highlights of the tour included: the San Jose Post Office, the Santa Clara County Courthouse, the Lowery residence, the Moir building, the Beatrice Building, and the King Conservatory of Music.

San Jose's Historic Business District

PACCSJ's second tour featured the historic business district. It was held on October 5, 1991, and was co-sponsored by the Santa Clara Chapter of the American Institute of Architects and the San Jose Downtown Association. With the theme "Preservation is Good for Business," this architecture and history tour showcased San Jose's National Register downtown business district. A preview exhibit of the California History Center's "Historic American Building Surveys in Santa Clara County" and the AIA offices, located in the unique circa 1889 Knox-Goodrich building at 34 South First Street, were featured highlights.

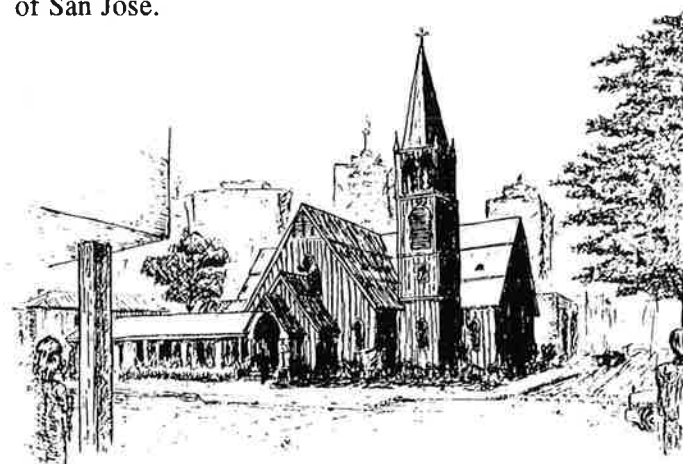
San Pedro Square

October 17, 1992 was the third anniversary of the Loma Prieta Earthquake as well as the date for the third PACCSJ open house. Throughout the years a number of the buildings within this square have housed several different types of businesses. The Farmer's Union at 151-153 West Santa Clara Street is perhaps the most imposing. The former home of the San Jose-Ravenna Paste Company (tomato paste, that is!) At 51 North San Pedro Street is an appropriate location for the Spaghetti Factory restaurant. The 1882 Lyndon Block was the first building in San Jose designed specifically for a newspaper business.

Historic Japantown

Co-sponsored by the Japantown Business Association, the May 7, 1994 open house event expanded PACCSJ's horizons beyond the downtown core. The area east of Sixth Street between Jackson and Taylor streets (today's Japantown) was originally settled by Chinese and was known as Heinlenville. Despite public outrage, John Heinlen rented buildings to the Chinese that he had constructed on his own property after a mysterious fire in 1887 destroyed San Jose's second Chinatown. Japanese began to arrive in the 1890s and settled in Heinlenville. This tour featured architect George Shimamoto's San Jose Buddhist Church Betsuin at 640 North Fifth Street, the 1929 Ideal Laundry Company (Nishioka Brother's Fish Market) at 665 North Sixth Street, and the Colonial Revival Kuwabara Hospital (Issei Memorial Building) at 565 North Fifth Street.

PACCSJ's tours have provided media attention, additional members, much-needed volunteers for ongoing preservation projects, and the opportunity to document various areas within the city as they are preserved, transformed, retrofitted and reused in the urban landscape of San Jose.



TRINITY CATHEDRAL MAY 92 djs

1863 Trinity Episcopal Cathedral, located on St James Square, site of Friday mornings Plenary session.
Drawing courtesy of Don Skinner

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In addition there are "hot issues" workshops on retrofitting for disabled access, preserving historic theatres, addressing cultural diversity, creating an arts district and many more.

Friday night is the ever-popular Three-Minute Success Stories of fellow preservationists, with the "executioner" waiting in the wings to suppress presenters who go beyond the time limit. This event takes place on the grounds of the San Jose Historical Museum, preceded by a western barbecue, tours of the buildings, and networking opportunities.

The Grand Gala Dinner Dance and Auction takes place at the Hyatt Sainte Claire Hotel on Saturday night. This elegant event begins with a no-host reception, followed by culinary delights from the kitchens of Il Fornaio. A live auction of exceptional items will be served up with the dessert course. Guests will swing and sway to 1930s music provided by Paul Price and his orchestra in the Grand Ballroom. Don't miss the vintage automobiles in front of the hotel!



*The Historic Hyatt Sainte Claire Hotel,
Conference Headquarters*

Other highlights of the conference include a Plenary Session in Trinity Episcopal Cathedral, with renowned author and consultant Donovan D. Rypkema speaking on the economics of preservation. This session also includes a slide show on the history of San Jose by Jack Douglas, historian from San Jose State University. The Legislative Action Breakfast brings Preservation Action President Nellie Longworth from Washington D.C. with all the latest preservation news. Updates on state and local scenes will also be presented. Mobile Workshops to San Jose's

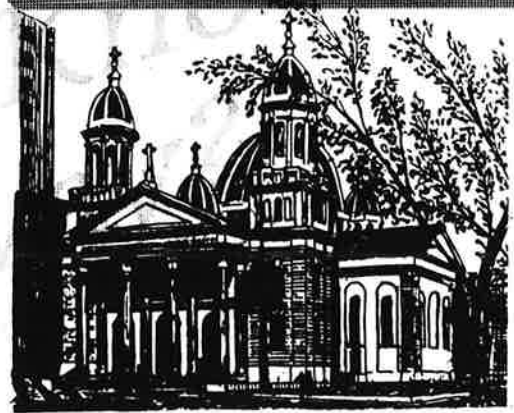
River Street project and to Mission San Jose and the adjacent cemetery are rare opportunities to examine Section 106 applied to a project, and examine a completed reconstruction and restoration. Another mobile workshop demonstrates an educational program aimed at fifth and sixth grade students, using existing historic buildings to challenge students to value historic sites and reserve a place for them in the community.

In keeping with the image of Silicon Valley, registrants have the opportunity to tour Intel's Semiconductor Museum, followed by a hands-on session at San Jose's Tech Museum of Innovation. Other tours available are of San Jose's public art works, an early orchard and agricultural tour, and an adventurous trip to the New Almaden Quicksilver Mines and remains of the surrounding settlements.

Browse through the most complete offering of historic, architectural and preservation books in the area, and pick up that conference T-shirt or special souvenir. The lucky highbidders will take home some fascinating items from the silent auction.

Many of the events are limited in number of attendees due to site restrictions or tour bus capacity. Early registration is urged to avoid disappointment. PACSJ members were on the mailing list, and should have received a registration brochure. If you don't have a registration form, and wish to attend the conference, please contact CPF's office at (510) 763-0972.

A conference of this magnitude needs lots of volunteers. If you can give some time call Natalie Wells at (415) 856-8141 or Tom King at (408) 286-7157. Enjoy yourself and provide an important service at the same time!



*St Joseph's Cathedral
Drawing courtesy of Don Skinner, Architectural Graphics*

The train of events that lead to the lawsuit may have started when I first noticed the building on walks from my house to downtown, probably around 1990. Of course by then people I had not even met yet had already been working to save the building from its first close brush with death. The newly formed Preservation Action Council of San Jose and residents of Naglee Park had already been meeting with the University to find alternatives to demolition. It was then that the University agreed to find someone who would relocate the building. Nevertheless the University, clearing the way for demolition, filed an exemption notice under the California Environmental Quality Act, claiming the building had no historic or architectural significance.

For many years the building sat vacant, presumably awaiting developer Matt Hurley to relocate it to a housing development he was planning. It was in April 1994 that April Halberstadt, my neighbor and long time preservationist, told me that the University had put out bids for the building's demolition. I was aghast. How could they demolish this building? Surely they would not actually do it. I rationalized that it was a political move to get the city government to take on the relocation.

But in the months ahead, nobody came forth to take the house. The city could not find a suitable location, and had other pressing preservation projects that it needed to attend to first. The county had some park funds to help with the relocation, but they could only be used if the building were moved to a park. Finally one afternoon in August, I played hooky from work to attend a city council meeting where the matter would be discussed "one last time."

Our friends and neighbors had all talked about the Scheller House. We joked that we would lay down in front of the bulldozers. We watched with dread as things continued to go downhill. So I went and sat in the council chambers and as I watched events unfold, it became clear that the building was doomed. Nobody was going to do anything about it, and time had run out. I remember exactly how I felt driving back to work that afternoon. I was livid!

Karita Hummer steered me towards Attorney Susan Brandt-Hawley after I told her that the building could not legally be demolished without an Environmental Impact Report (EIR). I called Susan from New Hampshire during a business trip. She agreed that this looked like a worthwhile case, but we would have to sue the University and it would require more funds than we had. One more minor detail, I would have to convince the board of the Preservation Action Council to enter into a risky lawsuit when all of their resources were dedicated to saving the River Street Historic District from destruction. The

lawsuit was a "bet your organization decision," but they agreed, with two conditions: I had to manage the undertaking and I had to raise the money. That was all there was to it.

Fortunately, several individuals came forward with major contributions. I beat the bushes for contributions anywhere I could find them. Many people contributed and finally we felt we had enough to move forward. At the outset of the trial, we knew we had a wonderful building that was associated with important people, but we did not know if the court would find that the building had significance. The most crucial piece of information for the trial came from George Espinola. He had reviewed city building records over the years because of his interest in the works of architects Wolfe and McKenzie. After the trial started he began looking to see if the Scheller House was one of their works. Failing to find any link, he began looking to see if some other prominent architect had designed Scheller House. In the May 1, 1904 Edition of the San Jose Mercury and Herald he found a summary of the prior four month's building applications. Buried in the list he found it, a house on the corner of Fifth and San Carlos being built for Henry Martin, Scheller's brother-in-law, with Theodore Lenzen as the architect. Lenzen was a master architect who designed many buildings in San Jose.

Lenzen's work included the Old City Hall, San Jose Normal School, Carnegie Library, and the Fredericksburg Brewery, all no longer standing. Other works of his include the Security and Leticia Buildings on South First Street near San Fernando, Oddfellows Hall at Third and Santa Clara, and the spires of St. Joseph's Cathedral at Market and San Fernando. Glory Anne Laffey pointed out in her evaluation of Scheller House that it is probably his only known surviving 20th century residential work.

Probably the tensest moment in the whole proceeding was the decision on the requirement for a bond. The University wanted us to post a \$20,000 bond, an amount PACSJ could not possibly raise on short notice. Judge Jeremy Fogel was not completely swayed by our argument that the bond could be waived because we were acting in the public interest and not for personal gain. However, the bond amount was set at \$500. So our effort could go on.

After the final arguments in December we left the court house, and convened nearby over coffee. David Pandori, April Halberstadt, Lori Garcia, Ellen Garboske, and others all discussed what would come of the lawsuit and of the house. We knew the "right" thing would be for the court to require an EIR. However the other side had argued well. The key to the whole case came down to two issues. Was the building significant, thus requiring an

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EIR? And, if so, was our legal challenge too late because of the extended time since the exemption notice was filed? We argued that the University had put aside its demolition plans in 1990, when the exemption was filed, and instead had agreed to work with the community. At the time there was no reason to file a challenge because the demolition decision had been abandoned. Normally the law provides only a 30 day period to file an environmental challenge.

On January 26th, Susan's first words on the phone were, "Break out the champagne." Judge Fogel had ruled that an EIR would now be required before the building could be demolished. Additionally the University would have to submit the building to the State Office of Historic Preservation so that it could be added to the State's Historic Resources Inventory. Since then PACSJ has met with President Robert Caret, who is willing to keep the building on campus for office and reception space. PACSJ has submitted grant applications to help fund the restoration. Unfortunately one application was not successful and the other will be decided soon.

It now seems that the Scheller House will experience a rebirth. Thinking back, I remember talking with Margaret Tameseia from Councilman Pandori's Office in August 1994. It seemed then that all hope had been lost. Looking back it has been an amazing journey, helped along by many dedicated and talented people. Thanks to all of them Scheller House is still standing.

HISTORICAL ASPECTS OF JOICE-BERNAL RANCH SITE AT SANTA TERESA COUNTY PARK

by Kitty Monahan

Archaeological research shows that the Santa Teresa Springs area had been inhabited by Indians as far back as 6,000 years. There is archaeological evidence that a large permanent Muwekma Ohlone Indian village existed near the springs. The Rancho de Santa Teresa was named by Jose Joaquin Bernal, based on an Ohlone legend which credited a spirit dressed in black robes for creating the springs and saving a nearby village from disease. Bernal assumed the spirit to be Santa Teresa de Avila, patron saint of healing and reformer of the Carmelite Order.

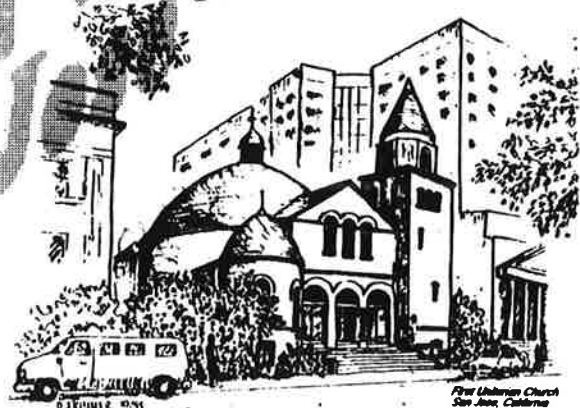
The recorded history of the area begins with the Juan Francisco Bernal, who arrived in California with the DeAnza expedition in 1775. Juan Francisco was a mining engineer and assayer, educated at Barcelona, Spain and was sent to Mexico and California by Carlos III to investigate the mineral wealth of the country. His son, Jose Joaquin Bernal started the ranch in 1826 near the Santa Teresa Springs. Jose Joaquin eventually petitioned

the governor for a "league or less" of land in 1834 and was granted 9,647 acres in July of that year. He and his 12 children erected four adobes, planted orchards and built up herds of about 2,000 cattle.

The Santa Teresa Rancho was constructed near the present intersection of Manilla and Curie Drives in San Jose. Once California became part of the United States, Mexican and Spanish land grants were rendered invalid until certified by a U.S. Court. The US District Court reconfirmed the land grant of 1834 to include about 1/2 of the original 9,647 acres. By 1868 the Land Commission divided the Bernal land again among several different people and soon the Bernals were down to just 800 acres, then 400 acres.

A mystery of a different sort also surrounds the property. A French saddle maker by the name of Changarra set up tanning vats at the spring about 1830 and supposedly buried \$10,000 nearby. It has never been found. The Bernal's rancho is important in California history, too. Besides being one of the longest-lasting family ranchos, it was where both sides gathered in 1844, when civil was threatened to break out over how Mexican officials were asserting control over California. Under the Treaty of Santa Teresa, signed at the ranch, the Mexican governor tried to pacify "californios" by pledging to send his army of ex-convicts back to Mexico. With no formidable military presence, Mexico eventually lost control to California to the United States.

In the late 1860s, Carlo Gulnac married into the Bernal family, inherited the remaining Bernal Rancho and constructed the structures now call the Bernal-Joice Ranch. His descendants occupied the ranch for several generations which eventually became the property of Susan Gulnac, Joice who family continued to operate the cattle ranch into the 1970s. The Joice family sold approximately 100 acres to IBM in the early 1980s. By 1986 the historic buildings and most of the Joice property was obtained by the Santa Clara County Parks Department from IBM. The Bernal site consists of the ranch house, a caretaker's house, two barns and out buildings.



*First Unitarian Church on St. James Park
Drawing courtesy of Don Skinner*

SAN JOSE THE GARDEN CITY

April Halberstadt

San Jose has always been the Garden City in the Valley of Heart's Delight. Early settlers were amazed at the climate and fertility of the valley. For more than 150 years, San Jose has been an area of extraordinary enjoyment for horticulturists and landscapists. Since the early fortunes of San Jose were linked to her agricultural heritage, it is important to consider our gardening history.

Roses were always popular in San Jose and some of our earliest varieties introduced to California before 1850 are still in abundance. Lady Bank's rose, sometimes just referred to as "banksia," elegant, trailing sprays of tiny yellow or white blooms were an early favorite. They were planted in abundance by pioneers before the Argonauts came to California and they are still a favorite today. Even CalTrans has planted a hillside with yellow banksia on Highway 17 near Campbell, highway landscaping with stunning effect.

Another early favorite was named "Gold of Ophir" a rose that was found in such great abundance in the garden of Judge and Mrs. Hester on The Alameda that it became known as the Hester Rose. This apricot yellow species rose is also known at Fortune's Double Yellow. Other old roses, now considered classics, are mentioned as being the favorites of many early San Jose gardeners; "Marechiel Neil" covered many arbors in our valley and the distinctive pink of "Paul Neyron" was especially prized.

Commercial rose nurseries appeared very early in San Jose directories. Historian Clyde Arbuckle notes that there were so many commercial growers and horticulturists in San Jose by 1850 that it is difficult to single out any one as "the first." Louis Prevost was an early rose grower with 10,000 plants in 1854 and 20,000 for sale by 1858. Another early grower with a substantial inventory was William O'Donnell. His nursery located near 10th and William streets had 6,000 bushes for sale in 1858.

Plum, apricot and grape cuttings were all commercialized and offered for sale before the beginning of the Civil War in 1861. San Jose horticulturist John Rock grew banksia roses but he also grew everything else. He was the gardener that Luther Burbank turned to when Burbank has a question. The Rock nursery near Coyote Creek was noted for its herbaceous peonies, in widespread cultivation here by 1885. But hand-in-hand with the professional horticulturists came the landscape gardeners and the millionaires who wanted a suitable garden for their estates.

Two early garden estates in San Jose were frequently described in early history books because of their size and their design. Both were laid out by landscapist James R. Lowe, a horticulturalist born in Chesterfield, England. He designed the estate and garden of Major Samuel Hensley on North First Street as well as the 140 acre ground of General H. M. Naglee, now known as the Naglee Park neighborhood near 11th and Santa Clara. Both estates were designed in the late 1860's and both were so notable that they were open to the public for viewing. Mr. Lowe was in communication with an old friend, the superintendent of the gardens of the Duke of Devonshire, and many cuttings found their way to San Jose gardens.

Major Hensley and General Naglee, both millionaires, imported trees and shrubs from all over the world for their estates. Naglee imported some of the first eucalyptus trees found in San Jose as well as many other species from Australia and New Zealand. Naglee was also a winemaker who specialized in the production of brandy and his experimental vineyard reportedly contained over 150 varieties of grapes.

The earliest strawberries reportedly came to the valley in 1852, along with a shipment of fruit trees acquired by Commodore Stockton from Massachusetts for installation on the *Potero de Santa Clara Rancho* between San Jose and Santa Clara. An Irish nurseryman named B. S. Fox accompanied the shipment and quickly established a commercial fruit nursery in San Jose. He joined Joseph Aram and E. W. Case who already had flourishing apple orchards by 1852. Other pioneer growers quickly followed, bringing pears, apricots and the famous prune to the valley.

As historians and preservationists we usually look at our historic landscape and focus on the structures, the buildings or the other cultural features that demand our attention. Sometimes we overlook the obvious because it seems so commonplace — the black fig tree in the backyard or the rose geranium that lines a downtown drive. These are historic too, an important part of our enjoyment of our Valley of the Hearts Delight





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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Our famous neighborhood cookbook, *Dining Door To Door In Naglee Park*, is now into its second printing — the first 800 copies sold out in less than one month! It is now available in the following retail locations:

Roberts Book Store (10th and East San Carlos streets)
The Two Virgins at the Pavilion (downtown)
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The Fallon House
The San Jose Historic Museum

Suggested retail price is \$17.95. Proceeds will "match" East Campus Commercial Organization's \$200,000 Community Development Block Grant to pay for streetscape improvements on East San Carlos between 10th and 12th streets.

This beautiful book makes an excellent Mother's Day gift. Buy one today, and/or tell your friends and neighbors.

Thank you!!

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CALENDAR

MAY

- 14 (TUES) LECTURE SERIES — ALRIE MIDDLEBROOK
SEE STORY ON PAGE 5
20 (MON) PACSJ OPEN BOARD OF DIRECTORS MEETING,
MOTHER OLSON'S INN, 72 N. FIFTH ST., 7PM
30 (THUR) OPENING DAY CPF CONFERENCE
31 (FRI) CPF CONFERENCE

JUNE

- 1 (SAT) CPF CONFERENCE — GRAND GALA DINNER
2 (SUN) CLOSING DAY CPF CONFERENCE
17 (MON) PACSJ OPEN BOARD OF DIRECTORS MEETING,
MOTHER OLSON'S INN, 72 N. FIFTH ST., 7PM

JULY

- 15 (MON) PACSJ OPEN BOARD OF DIRECTORS MEETING,
MOTHER OLSON'S INN, 72 N. FIFTH ST., 7PM

CONTINUITY

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