

APPLICATION FOR REGISTRATION

CALIFORNIA HISTORICAL LANDMARK
(Results in automatic listing in the California Register)

CALIFORNIA POINT OF HISTORICAL INTEREST

NAME OF HISTORIC PROPERTY

Mission Guadalupe

DRAFT

ADDRESS

2020 E. San Antonio Street

CITY/STATE/ZIP CODE

San Jose, CA 95116

COUNTY

Santa Clara

ASSESSOR'S PARCEL NO.

NAME OF OWNER OF HISTORIC PROPERTY

Roman Catholic Bishop of San Jose, a Corporation Sole

ADDRESS

1150 North First Street, Suite 100

CITY/STATE/ZIP CODE

San Jose, CA 95112

NAME OF APPLICANT

Samantha Seng on behalf of Assembly Speaker pro Tempore Nora Campos

APPLICANT TELEPHONE NO.

(916) 319-2027

ADDRESS

PO Box 942849

CITY/STATE/ZIP CODE

Sacramento, CA 94249

RECOMMENDED BY CHAIR, STATE HISTORICAL RESOURCES COMMISSION

DATE

APPROVED BY DIRECTOR, CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

DATE

DESIGNATION NO.

State of California ¼ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 10 *Resource Name or #: Mission Guadalupe

P1. Other Identifier: Our Lady of Guadalupe Parish or McDonnell Hall

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 2012 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 2020 E. San Antonio Street City San Jose Zip 95116

d. UTM: (Give more than one for large and/or linear resources) Zone 10 , -121.844744 mE/ 37.352692 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

McDonnell Hall is listed with the Santa Clara County Assessor's Office as Assessor Parcel Number (APN) 481-24-046. From Interstate 280 South from within the City of San Jose, take exit 1A for King Road and turn left onto South King Road then travel north for 0.6 mile to San Antonio Street. Turn right (east) and continue on San Antonio Street for 0.4 mile to of Our Lady of Guadalupe Parish entrance, located on the right (south) side of the road. Once parked, walk to back (southeast) of the parish parking lot to McDonnell Hall (building is separate from the parish).

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

McDonnell Hall which was built in 1911 is a simple one-story building, the surviving shell of a once modest and sole Catholic parish in an impoverished San Jose neighborhood that served as the birthplace of César E. Chávez's social justice movement and the farm labor movement. The building has a single sign above the main front north facing entrance to the main hall that reads "McDonnell Hall." The main entrance is three bays in width with the sides of the building measuring five bays. The building has a gabled roof with three gabled walls. The first gabled wall is the face and main entrance to the hall. The other two gabled walls are the east and west ends of an abbreviated transept towards the rear of the Hall. Each east and west gabled wall is one bay in width. The main hall retains the original barrel vault ceiling and choir balcony that be viewed by climbing above the false panel ceiling. At the rear of McDonnell Hall is the original sacristy room. Today, at the rear of the Hall there is a recently added small kitchen area. The entire exterior of the building is undecorated with a simple pitched roof of asphalt shingles.

McDonnell Hall sits behind (southeast) the new Our Lady of Guadalupe Parish on a shared lot. Separating the two church structures on the lot and surrounding the Hall are two outdoor connected parking lots. McDonnell Hall is bordered by Silver Creek on the east, San Antonio Street to the North, South Sunset Ave to the West, and by the Mayfair Community Center on Kammerer Ave to the south.

*P3b. Resource Attributes: HP 16

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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*Resource Name or # Mission Guadalupe

*Recorded by: Samantha Seng

*Date: June 21, 2013

Continuation Update



P5b. Description of Photo: (view, date, accession #)
McDonnell Hall. View: North facing front of Hall, Date: February 20, 2012.

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both

The building itself was originally constructed in 1911 as the original St. Martin church in the Burbank area of San Jose. The building was later settled as the first parish serving the impoverished East Side of San Jose, also well known as the Sal Si Puedes (get out if you can) area at a site on Kammerer Avenue, San Jose in October 1953. When the building was moved to Kammerer Ave, which lies at the heart of the oldest Mexican Barrio in San Jose called the Mayfair District (and includes Sal Si Puedes), it was due to the efforts

of Father McDonnell. Through Father McDonnell's efforts, he was able to secure the land parcel from the Mayfair Packing Co. And César Chávez and his brother were part of the community group that helped move, clean and remodel McDonnell Hall. Their construction added to the basic framework of the building to establish it as a functioning church hall. Then in 1974, the building was finally set at its current location on San Antonio Street.

***P7. Owner and Address:**

Roman Catholic Bishop of San Jose
1150 North First Street, Suite 100
San Jose, CA 95112

***P8. Recorded by:** (Name, affiliation, and address)

Samantha Seng
Legislative Assistant
Assembly Speaker pro Tempore Nora Campos
Representing San Jose
P.O. Box 942849
Sacramento, CA 94249

***P9. Date Recorded:** June 21, 2013

***P10. Survey Type:** California Historical Landmark Nomination

***P11. Report Citation:** None; however, the National Parks Service is currently conducting a special resource study documenting the potential historical significance McDonnell Hall to the life of Cesar Chavez and the Farm Labor Movement. National Park Service. *DRAFT Cesar Chavez Special Resource Study and Environmental Assessment*. Pacific West Region, San Francisco, California, October 2011.

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*NRHP Status Code _____

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*Resource Name or #: Mission Guadalupe

B1. Historic Name: Mission Guadalupe (1953), then Our Lady of Guadalupe Church (1962)

B2. Common Name: McDonnell Hall

B3. Original Use:

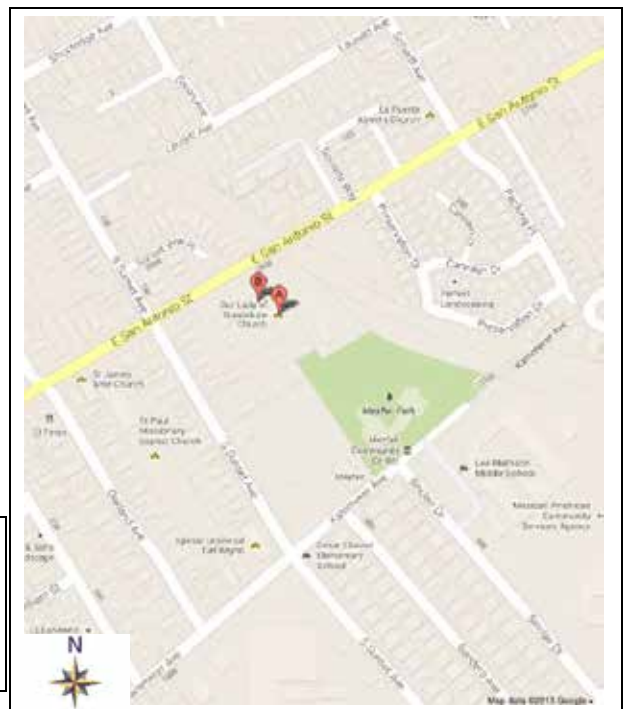
McDonnell Hall, served as the first parish in the impoverished and largely Latino community of East Side San Jose during the 1950s. On October 18, 1953, the first mass was held in the building initially named Mission Guadalupe. Then on June 30, 1962 the Hall was renamed "Our Lady of Guadalupe Parish." In an interview by Guerra & McBane, McDonnell Hall became an important community space as original parishioners such as Chavez's sister, Rita Chavez Medina, and Chavez's nephew, Rudolph (Rudy) Chavez Medina, recalled numerous family baptisms, first communions, confirmations, marriages, and memorial services. During this time, the Hall was also the building that housed Cesar Chavez's informal community organizing education as he was introduced by Father McDonnell to the theories of non-violence and Gandhi as well as Catholic theology that eventually became the foundational peaceful framework for Chavez's community organizing. Our Lady of Guadalupe Parish is also the building that housed the early activities of community organizing Chavez led after he met Fred Ross and joined the Community Service Organization (CSO). Chavez's sister, Rita Chavez Medina, recounts in an interview with Guerra & McBane, how Chavez led voter registration drives and CSO meetings at McDonnell Hall. These early activities would later lead to McDonnell Hall serving as the staging ground for the Farm Labor Movement and the Delano Grape Strikes as Chavez continued to rely on the support of Father McDonnell and the parishioners at Our Lady of Guadalupe Parish after he left the CSO. In November of 1967, a new church was completed across the lot from Our Lady of Guadalupe Parish and the historic building was renamed McDonnell Hall after its founding priest, Father McDonnell. The historic parish had become a community institution and the growing number of parishioners spurred the need for the new church building. The first English mass was given on March 24, 1968 due to the surprise visit from then Senator Robert Kennedy who was campaigning for President at the time.

B4. Present Use:

Today McDonnell Hall continues to serve as a tangible linkage to Cesar Chavez's activism and as a beacon of community power for the Mexican immigrant community in San Jose. According to Rudy Medina in an interview conducted by Guerra & McBane, the Hall also continues to serve the United Farm Workers Movement and the Chavez Medina family. The current serving priest, Father Jon Pedigo, can attest to the continual community usage of McDonnell Hall by community organizations and for important religious and cultural traditions of its Mexican community members such as coming-of-age celebrations - Quinceñeras, Catechism classes, ministry meetings and matrimony classes. Community organizations such as PACT (People Acting in Community Together) continue to meet regularly at McDonnell Hall and the Hall serves as the starting point for San Jose City marches including most recently, the 2013 May Day Immigration March to San Jose City Hall.

*B5. Architectural Style:

None. Though, today McDonnell Hall has features common to the Prairie School Architectural Style with overhanging eaves that line the entire building and horizontal bands of windows on the east and west walls of the main hall. The single story building structure with a painted exterior ceiling joint on the front gabled face entrance and a discipline use of ornaments all evoke a sense of a prairie landscape that was a common setting in San Jose in the 1950s.



(This space reserved for official comments.)

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***B6. Construction History:** (Construction date, alterations, and date of alterations)

McDonnell Hall was originally constructed in 1911 as the original St. Martin church in the Burbank area of San Jose. Then in October 1953 Father Donald McDonnell asked César Chávez, Cesar's relatives the Medina Family and other parishioners to help move the building to Kammerer Avenue. When Father McDonnell first acquired the building, the building was a basic framework of a church building – a long simple hall with a gabled roof. To move the building César Chávez and others had to split the structure into two sections then placed it together again at Kammerer Avenue. At this location on Kammerer Avenue the building became known as Mission Guadalupe and started to serve a Mexican immigrant community longing for a place of cultural connection and religious traditions.

During the next 14 years from 1953 to 1967 César Chávez utilized Mission Guadalupe (the former name of McDonnell Hall), for his first efforts in community organizing as a member of the Community Service Organization (CSO). In 1962 Mission Guadalupe was renamed Our Lady of Guadalupe Parish. The Parish's membership grew during this time and the church was also the setting for many important cultural traditions reflective of its community members. In an interview, Chavez's sister, Rita Chavez Medina, and Chavez's nephew, Rudolph (Rudy) Chavez Medina, recall numerous family baptisms, first communions, confirmations, marriages, and memorial services. The Parish resembled a modest but typical church interior lacking an atrium or vestibule but housing a choir loft atop of the entrance to the plain central nave leading to a very simple bema and altar at the rear of the church. The rear of the church included a sacristy that was used by César Chávez to hold meetings with his fellow community organizers and was an incubator for worker's rights. A simple plain exterior was preserved throughout all stages of construction of Mission Guadalupe, though at this point in its history the most decorative feature of the building was its stained glass windows. A horizontal band of four stained glass windows lined the central nave on its eastern and western facing walls. Additionally three stained glass windows were set behind the altar and in the north entrance gable. Each abbreviated transept wall also had a single stained glass window. Exposed rafters underneath its slight overhanging eaves lined Our Lady of Guadalupe Parish's roof. A single bell tower toward the entrance of the Parish signaled the call for community events and meetings.

By 1962 the growing number of parishioners was too large for Our Lady of Guadalupe Parish. In 1967 a new larger church building was constructed on San Antonio Street, and was opened as the new Our Lady of Guadalupe Parish to serve the growing neighborhood. When this new church building was completed the original Our Lady of Guadalupe Parish was named McDonnell Hall after the founding priest, Father McDonnell. In 1974, the Hall was moved across the land parcel donated by the DiNapoli Family, to its current location at 2020 E San Antonio Street. Currently McDonnell Hall retains the original sacristy room where César Chávez held his first community organizing meetings, the original central nave hall, choir loft, gabled roof, barrel vault ceiling (though concealed by a false modern ceiling), and the original base space of the bell tower. Though the stain glass windows have been removed, the Hall is still recognizable to any original parishioner. The base space of where the bell tower once stood has now been converted into a restroom and a compact kitchen area has been installed at the rear of the central nave as the Hall's features have changed to better accommodate the diverse events the community holds at McDonnell Hall. Other modern conveniences have not altered the integrity of the Hall – for example, there is still no central heat and air unit in the building. Though not utilized for church services, and despite the few recent changes to the building, McDonnell Hall continues to serve its historic purpose of providing a safe community space for its still largely Mexican parishioners as community organizations still meet in this same setting as César Chávez did to address the continual issues plaguing the low-income community of East Side San Jose. Today the building remains as a tangible linkage to César Chávez's activism and continues to be a beacon of social justice for the Mexican immigrant community of San Jose.

***B7. Moved?** No Yes Unknown

Date: Approximately October 1953, and then again in the year 2008.

Original Location: Burbank area of San Jose.

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*B8. Related Features: None

B9 a. Architect: Unknown b. Builder: Unknown. Though César Chávez's family and his relatives, the Medina family were among a group who moved the building to its setting in East Side San Jose.

*B10. Significance:

Theme Farm Labor Movement Area San Jose

Period of Significance 1950s-1960s Property Type Community Church

Applicable Criteria: The property is associated with César E. Chávez who led the formation of the United Farm Workers Union, an individual that had a profound influence on the history of California as the farm labor movement. The primary emphasis is on McDonnell Hall as a place of achievement for César E. Chávez.

McDonnell Hall is historically significant to the overall history of California because it is directly associated with César E. Chávez and his early education in community organization that would lead to his founding of the United Farm Workers (UFW) and to the farm labor movement. César Chávez's seminal period of community activism and work for the United Farm Workers (UFW) began at McDonnell Hall in the early 1950s and continued for many years. McDonnell Hall has gone through structural changes as it has adapted to the needs of its community but it has never lost its basic structural integrity and historical significance as it continues to serve its historical purpose and remains at the heart of its historical setting. Due to the changes and modifications the property's historical significance is derived from its association with the great civil rights leader, Cesar E. Chavez and not from the building itself.

Always moving with seasonal farm work, according to Rita Medina in an interview with Guerra & McBane, César Chávez arrived in San Jose in 1952, the same year as the arrival of Father Donald McDonnell. Father McDonnell was sent by the San Francisco Archdiocese to work with farm workers in an area of East San Jose known as "Sal Si Puedes" (get out if you can) (Rombeck). In October 1953 Father McDonnell asked César Chávez, Chávez's relatives the Medina Family and other parishioners to help move a simple building frame to Kammerer Avenue. To move the building Chávez and others had to split the structure into two sections then place the building together again at Kammerer Avenue. It was at this location and the building's orientation towards Kammerer Avenue where Mission Guadalupe's historical significant association with Chávez began. At this location the building was christened Mission Guadalupe and started to serve a Mexican immigrant community longing for a place of cultural connection, religious traditions and community activism. Indeed, in an interview with Guerra & McBane, Rudolph Chávez Medina, nephew of César Chávez, confirms the historical significance Mission Guadalupe has always had in the local community and its impact on César Chávez, "[...] we would always say that we will meet at Guadalupe Church. We'll meet in front of the Hall or in front of the Parish, [...] which was basically the middle of Sal Si Puedes. So, meetings were held at the Church, masses were held at the Church, celebration were held at the Church, fiestas were held on the Church grounds at the Parish and without, I think, having this site, all of it, both the new and the old site together, in those early days, would have meant and would have caused it to be more difficult to organize the people in this community. Because this was a community and is a community church and it is a community parish so when you say Guadalupe Church, everyone knows exactly where to go.

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***B10. Significance: continued**

Even back then specifically and especially because it was a new church and it was a church for the community and for farm workers and so farm workers were drawn to it [...] Even to this day when we have our annual march, here in San Jose, recognizing and commemorating Cesar, we always have what we call Estan Darte, which is the Virgin de Guadalupe, that is Our Lady of Guadalupe and it always leads our march and I think that comes from and that is almost mandated from Cesar, comes from the influence this site had on him, not only as a young man but also as an organizer and a leader of farm workers."

In 1962 Mission Guadalupe was renamed Our Lady of Guadalupe Parish and continued to house Chávez's organizing work. In 1967 a new and larger Our Lady of Guadalupe Parish was completed across the same land parcel as the original building. With this larger Parish serving the growing neighborhood, the original Our Lady of Guadalupe was named after its founding priest Father McDonnell. Still called McDonnell Hall, today the building is located facing San Antonio Street after a short move across the land parcel in 1974. From the early 1950s and leading up to the 1965 Delano Grape Strike, McDonnell Hall takes its place in the historical context of the life of César Chávez and the farm labor movement as the staging site and birthplace of the great movement.

McDonnell Hall is most importantly associated with the beginning work of Chávez that led to the historic Grape Strike and the role it played and continues to play in its impoverished community setting. Looking at the structure holistically, at the macro level, McDonnell Hall lies at the center of the oldest Mexican Barrio in San Jose, the Mayfair District. This district includes the well-documented Sal Si Puedes (get out if you can) area, where César lived. The central location of McDonnell Hall was key to organizing the farm worker community in East San Jose. Starting in the 1920s, many Spanish-speaking people began to settle in East San Jose, and in the late 1940s a greater number of Mexican and Mexican-American families settled in the area. Yet at that time and when César Chávez settled in San Jose in 1952, there were only two Roman Catholic Masses celebrated in Spanish in the entire Santa Clara Valley area. The poor farm working families of East San Jose would have to travel west across the county to the Santa Clara area to reach a Spanish mass that mostly served a Puerto Rican community.

It was also during this time that Fred Ross, who founded the Latino civil rights group the Community Services Organization (CSO) went to San Jose to organize the second CSO chapter. In 1952 Fred Ross met and hired Chávez. Through a decades-long mentorship from Fred Ross, Chávez and Ross would go on to establish 22 CSO chapters throughout California in the 1950s. In 1958 Chavez became the CSO's national director. McDonnell Hall is where Chávez, Father McDonnell and Fred Ross for the CSO would meet to organize the surrounding farm worker community. Although César would go on to found the UFW elsewhere, the birth of Cesar the activists, the idea for it and the organizational skills were learned in the walls of McDonnell Hall. It is the birthplace of activism in a barrio that is known for its activism and activists. Rudolph Chávez Medina describes the activities in McDonnell in an interview with Guerra & McBane, "The new church was a mecca for activity. We would have meetings here, we would actually, when I joined the union in 1993 after Cesar passed, we would come to Guadalupe Church and we would distribute leaflets and we would actually give out *No Grape* videos during the grape strike and during the No Grape Campaign. That was the continuation of the same activities that took place back in the early or mid-60s when the new church was finally erected."

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***B10. Significance: continued**

McDonnell Hall was and still is the axis mundi, the center for political, spiritual and social activity in the Mayfair area. There are constant centripetal and centrifugal forces at play there; McDonnell Hall receives but most importantly puts out life and energy into its surrounding poor neighborhoods. This is evident by the mass held in the Hall for Father McDonnell for his passing on February 20, 2012 but is followed by the Hall serving as the starting point for the recent 2013 May Day Immigration March to San Jose City Hall.

César is quoted in *César Chávez: Autobiography* by Jacques E. Levy as saying "actually, my education started when I met Father Donald McDonnell who came to Sal Si Puedes because there was no Catholic church, no priest and hundreds of Mexican Americans. We were some of the first members that joined his congregation for masses in a little Puerto Rican Hall that was just a broken down shack. Father McDonnell was about my age. We became good friends when I began to help him, doing a little carpentry, cleaning up the place, getting some chairs, and painting some old benches. I also drove him and helped him recite mass at the Bracero camps and in the county jail. We had long talks about farm workers. I knew a lot about the work, but I didn't know anything about the economics, and I learned quite a bit from him. He had a picture of a worker's shanty and a picture of a grower's mansion. Everything he said was aimed always to solve the injustice. And then we did a lot of reading. That's when I started reading the Encyclicals, St. Francis, and Ghandi, but the first practical steps I learned from the best organizer I know, Fred Ross [of the CSO]. I first met him in Sal Si Puedes. [They would meet regularly at Guadalupe Church with father McDonnell's permission and initially with him.] He changed my life. Fred did such a good job at explaining how poor people could build power that I could even taste it. I could really feel it. I saw him organize and I wanted to learn. I wanted to do it just as he did. And eventually, like him, I became an organizer."

Since César Chávez's activities at McDonnell Hall, the building itself has been altered throughout time as the building has adapted to the needs of the community and continues to serve its historical purpose to this day. McDonnell Hall still retains a modest level of integrity, though its historical significance to the California Historical Landmarks Program rests on its association with Chávez and the farm labor movement he would eventually lead – not from the building structure itself. Though the building has moved but a few yards from its location during the activities César Chávez himself partook, the building is still within its key central location in the historic Sal Si Puedes area that was organized by César himself. This leaves McDonnell Hall still within its historical setting. Even with a recent addition of a small kitchen to the back of the Hall and the removal of stain glass windows and the bell tower, the original central nave hall and the sacristy rooms remain intact and the earliest parishioner would still be able to recognize the design of McDonnell Hall as it stands today. The central nave hall has served and continues to serve the Sal Si Puedes community with the religious and cultural traditions its migrant Mexican-American farmers' desire in their own neighborhoods. The sacristy rooms where César held his first community organizing meetings with Fred Ross continue to serve as meeting rooms for community groups, as the current residing priest Father John Pedigo can attest.

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***B10. Significance: continued**

Furthermore, despite the structural changes the central nave hall retains aspects of the original workmanship such as its vaulted ceilings (though today they are concealed by a false ceiling) and the choir loft. All these elements combined with the long-standing and continuing community memories associated with the Hall manifests the spirit of César Chávez and his vision for community empowerment. The simple knowledge of and memories of those who participated in Chávez's first organizing efforts, such as his niece Barbara Chávez Medina, and current community members can testify that McDonnell Hall continues to retain its presence in the community as the birth place of change for Sal Si Puedes and the larger farm labor movement – a movement that affected all Californians during the 1950s to 1960s.

B11. Additional Resource Attributes: HP 16

***B12. References:**

Alvares, Reverend Deacon, Rudolph Chavez Medina, Albert Munoz, and comments by Fr. Javier Reyes Salvador. LLC-Group Interview with Guerra & McBane LLC. *Santa Clara County Parks & Recreation César Chávez Sites Oral History Project*. August 2011. Print.

Levy, Jacques E. *César Chávez: Autobiography*. Minneapolis: University of Minnesota Press, 2007. Print.

Medina, Rita Chavez. LLC-Group Interview with Guerra & McBane LLC. *Santa Clara County Parks & Recreation César Chávez Sites Oral History Project*. August 2011. Print.

Pitti, Stephen J. *The Devil in Silicon Valley: Northern California, Race and Mexican Americans*. July 26 2004. Print.

Rombeck, Janice. *New City Landmark Honors Work of Priest With César Chávez in San Jose*. Neighbor Web SJ. Web. 4 Feb. 2013.

Ross, Fred. *Fred Ross Papers*. Dept. of Special Collections, collection number *M 812*. Stanford University Libraries, Stanford, California.

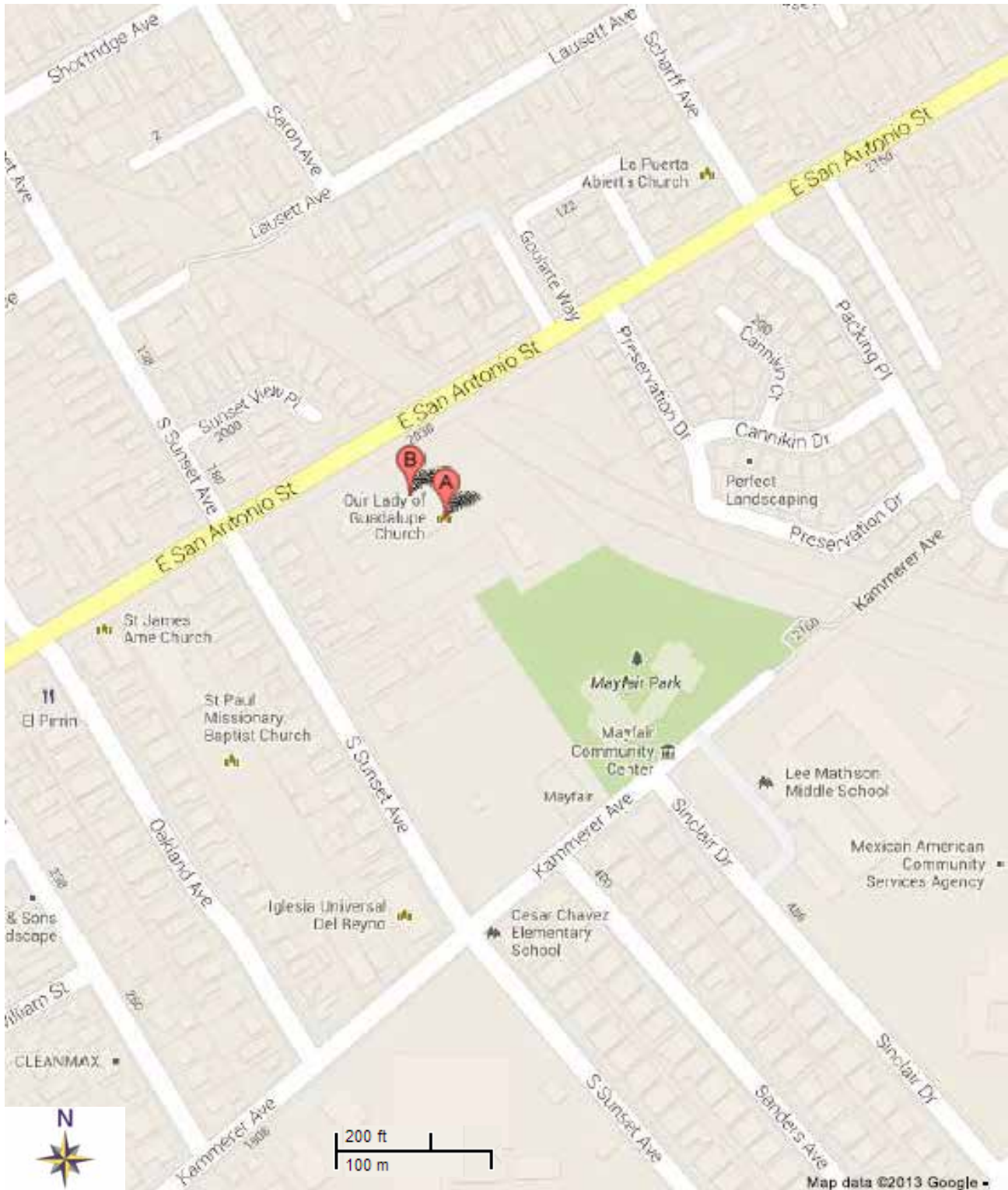
Unknown Author. "History of the Parish – Our Lady of Guadalupe Parish." *Our Lady of Guadalupe Parish*. PowWeb. Web. 4 Feb 2013.

B13. Remarks: Please refer to two previous studies regarding McDonnell Hall.

1. National Park Service Pacific West Region. *Draft César Chávez Special Resource Study and Environmental Assessment*. San Francisco, 2011. Print.
2. City of San Jose, California Historic Landmarks Commission. *Staff Report: Historic Landmarks Commission*. File No. HL 11-199, McDonnell Hall. San Jose, 2011. Print.

*B14. Evaluator: Samantha Seng

*Date of Evaluation: June 21, 2013



NOTE: Include bar scale and north arrow.