

# CONTINUITY

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*Preservation Action Council of San Jose*  
*Dedicated to Preserving San Jose's Architectural Heritage*

Fall 2021

## COVER STORY

### 1 Alviso's Wade Warehouse Burns

## PRESERVATION ISSUES/NEWS

- 4 Facadism Encroaching on SJ
- 6 Maggie, Residence & Stagecoach
- 7 The Doobie Brothers House: A New City Landmark

## PAC\*SJ NEWS

- 9 On the RADAR
  - 488 E. St James Street Project
  - Valley Title/Hale's Project
  - Wade Warehouse & Residence
  - Coyote Trestle
- 11 PAC\*SJ Calendar
- 11 PAC\*SJ Celebrates Doobie House Landmarking
- 12 SJ's Vacant Building Ordinance
- 13 PAC\*SJ Diridon Station Area Walking Tour—Sept. 25
- 14 Alviso Walking Tour Success
- 14 \$9000 Raised at PAC\*SJ Sale
- 14 New Downtown Sign Book Released

## PRESERVATION ARTICLES

- 15 Kelly Brothers On The Move
- 18 Circle of Palms Mishap
- 18 Neon Festival & Symposium
- 19 Membership Form
- 19 Legacy Giving
- 20 Board Roster

## Alviso's Wade Warehouse Burns



In the early morning of June 25th, the Harry G. Wade Warehouse, part of the Alviso Historic District and San Jose City Landmark HL92-67, was nearly destroyed by a senseless fire, the cause not definitive.

The roof and back wall are gone, but the front and sides were still standing after the fire. The aged brick building (c. 1860) at 1657 El Dorado Street was one of the oldest structures in historic Alviso and contributed to the fascinating history of the area.

The Warehouse was built by the Wade family after arriving in Alviso around 1851. For decades the Wades operated a freight and passenger transport business and used the Warehouse to store goods (primarily lumber, hay, coal

and grain) coming in and out of Santa Clara Valley, along with wagons and coaches for transporting passengers. Many Chinese workers were brought from San Jose to the Bayside Cannery and back for 10 cents a ride by the Wade business.

The Warehouse brick is "field-fired" meaning the bricks were heat treated under the sun. Harry Wade's son, Harry G. Wade, built the Warehouse and added his name in black brick on the south exterior wall. He also built a wharf nearby. The Warehouse is said to have been a backdrop for several western movies.

Next door to the Warehouse the Wades lived in a prefabricated

(Cont'd p. 3)



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## Wade Warehouse (Cont'd)

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*Alviso's Wade Warehouse burned June 25th. This view is from the rear looking from Gold Street. The address is listed as 1657 El Dorado Street on the Historic Resource Inventory. (Photos: Gayle Frank)*



*View of the Wade Residence (City Landmark #HS92-95) on left with burned Warehouse to the right, listed as 1641 El Dorado Street. Go to page 6 to see a photo of the residence years ago.*

*(Cont'd p. 3)*



# Wade Warehouse (Cont'd)

house that was delivered “Round the Horn” and constructed c. 1851. It is San Jose City historic landmark No. 95 and though in very poor condition, it did not seem to take heavy damage from the fire. Harry G. Wade’s daughter, Margaret Wade Higgins, lived alone in the house until the late 1960s. See page 6 for a photo of Margaret and the house.

The famous Harry Wade pioneer family was well-known for surviving the trek across the U.S. by the southern route. They were part of the famous Death Valley ‘49ers, an expedition of 100 wagon trains that were met with life-or-death challenges once they reached the area now known as Death Valley. The Wades (Harry and Mary, their four children, Harry G., Charles, Almira, and Richard plus two other adult men) broke off from the main group and discovered a trail that brought them safely to Southern California, the only ones with their wagon intact. State registered Landmark No. 622 marks the “Harry Wade Exit Route” which the family took that saved their lives and wagon of goods.

San Jose loses historic buildings to fire all too frequently. When vacant or abandoned, “demolition by neglect” or fire often occurs. Vacant buildings are vulnerable to fire from ignorance, misguided actions, maliciousness, or intentional arson.

Preservationists hope that perhaps part of the Warehouse building can be preserved, stabilized, and incorporated into an adaptive re-use structure. It’s too valuable to our history not to.



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Editor: Gayle Frank

Please submit your letters and comments to  
[info@preservation.org](mailto:info@preservation.org), 408-998-8105 or to  
1650 Senter Rd., San Jose, CA 95112-2599

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For more on the Wade Residence and stagecoach go to page 6. For more on vacant and abandoned buildings, see page 12. ❧



*Left, the  
Wade  
Warehouse  
in 2016.*

*Note the  
“H.G. Wade”  
painted on  
the south  
wall.*

# Facadism Encroaching on San Jose

The definition of facadism, according to the dictionaries, is the practice of demolishing a building but leaving its facade intact for the purposes of building new structures in or around it. Further, the practice of facadism is often seen as a compromise between property developers who want to develop properties for modern uses and preservationists who wish to preserve buildings of historical interest. Typically, facadism involves retaining only one or two street facing walls for purely aesthetic and decorative purposes.

Most preservationists will argue that facadism is not a form of historic preservation. It's "a last ditch effort to retain any last trace of historic fabric..."<sup>1</sup> Facadism, or facadectomies and "facadomy" as some like to call it, became widely used in the 1980s with examples in New York, Washington D. C. and San Francisco. But recently facadism has fallen out of favor as a preservation technique. "Preservationists strive for the whole building or at least retaining enough of a historic structure to tell the full story of its life."<sup>2</sup>

In a few cases, saving the façade is better than losing the whole building and might makes sense—but in all cases, losing the whole building erases its essence and fails to tell its story.

According to Donovan Rypkema, a principal at Place Economics in Washington D.C., "one of the facadism's major pitfalls is that it retains none of the environmental or economic benefits of historic preservation." He adds, "Of all the arguments I make for historic preservation, economic, environmental, etc., none are valid with this Halloween preservation where you keep the mask and throw away the building." He continues, "Leaving only the façade, the contents, context and embodied energy of the building are gone, leaving an illusion of a varied streetscape."<sup>1</sup>

Destroying a building and leaving the façade eliminates the architectural or social history and that era's building technology. There is "a cultural value of buildings as a physical record of the technological innovations."

Facadism is increasingly encroaching into the City of San Jose, like the plague. Developers are hungry to build their huge towers on property with historic smaller structures

that can be purchased for bargain prices. The historic building owners may not seem interested or capable of maintaining and updating their vintage structures while the profits from selling are too alluring.

In the last year San Jose has received several proposed development projects that include retaining the façade of a historic building. The 1925 Beaux-Arts style Realty Building at 19 N. 2nd Street (below) is one of these casualties. The design of the 25-story (now 22-stories) tower (bottom) is incompatible with the remaining attractive



façade and the extreme height of the tower looks unwieldy on such a small base.

Another façade proposal has been proposed for the city landmarked State Meats Building at 130-150 E. Santa Clara Street within the Downtown National Register Historic District. The "SuZaCo" proposal would demolish the city landmark building and incorporate

(Cont'd p. 5)





# Facadism (Cont'd)

the corner of the building façade into a large development.

Most recently, renderings (below) have been developed for the façade of the former c.1895 Lawrence Hotel at 71-89



*Rendering of State Meats Landmark façade incorporated into a large development project on E. Santa Clara Street.*

E. San Fernando Street that burned in January 2021. The brick 1893 two-story building was listed on the California

Register of Historical Resources and much of the façade and side walls closer to the street remain. In this case, saving the façade makes sense since much of the building was lost, but a setback of the taller, overwhelming



structure would benefit the streetscape and the unique features of the façade.

The more troublesome part of this proposed 25-story residential project is the developer (Swenson) also wants to



demolish two historic buildings next door: the Steamline Moderne Mumbai Lounge (above) at 92-98 S. 2nd St. and the former 1893 Knights of Pythias Hall (below) at 86-90 S. Second Street. We can't keep losing our historic buildings; soon we will have little history left in Downtown San Jose.

—Gayle Frank



<sup>1</sup> [https://hiddencityphila.org/2018/08/saving-a-facade-is-not-historic-preservation/Hidden City](https://hiddencityphila.org/2018/08/saving-a-facade-is-not-historic-preservation/Hidden%20City). "Saving a Façade is not Historic Preservation," by Starr Herr-Cardillo

<sup>2</sup> District of Columbia--DC Historic Preservation, Subject Matter Summaries <https://repository.library.georgetown.edu/static/html/dc-historic-definitions.html#Facade>



# Maggie, the Wade Residence and the Stagecoach

The early photo to the right is of the Alviso Wade Residence and Maggie (Margaret) Wade Higgins, Harry G. Wade's daughter. Maggie lived in her parents' house into her nineties until she passed in the late 1960s. Reports say she still used the old wood stove that her grandfather Harry, her mother Mary, and father Harry G. used. The house is said to be one of the earliest "kit houses" in California, built c. 1851. The materials and plans were ordered from the East Coast.

In 1928, Maggie sold one of her father's stagecoaches to Wells Fargo. The company restored it and drove it across the brand new Bay Bridge on 11/11/36, a day before opening day. That was the only time horses travelled across the bridge.

Jan Jensen, a Wade family descendant, told us the following story about Maggie. Much later in life Maggie went to see the family stagecoach in San Francisco at the Wells Fargo Museum. She told them the stagecoach had belonged to her Wade family but the staff didn't believe her. Trying to convince them, she told them she could prove it if they would let her sit inside the stagecoach. After much delay, she was allowed in the coach where she lifted up the seat cover to show them her carved initials. Then they believed her. ☘

## Sources:

- "The 1849 Death Valley Pioneers; Where Did They Go? What Did They Do?"* by Mary and Marvin Jensen, 2005.
- Jan Jensen, descendant of the Wade Family



**The Wade/Wells Fargo Stagecoach on the Bay Bridge November 11, 1936  
The Day Before the Bridge Officially Opened**

This is the only horse drawn vehicle to ever be on the bridge. No Wade family participated



*Top, the Alviso Wade Residence where descendants lived in the house from 1851 until the late 1960s. Above, crossing the Bay Bridge. Left, the Well Fargo Stagecoach in the San Francisco Wells Fargo Museum. The Stagecoach was originally one of the passenger carriers for the Wade Family's transport business.*

*(Photos courtesy of Jan Jensen)*



# The Doobie Brothers House: A Different Kind of City Landmark

By Krista Van Laan

San José has a robust rock-and-roll history, but only now has a piece of that history come up for consideration as a designated City Landmark. The first and only item on the Public Hearings portion of the August 4 Historic Landmarks Commission meeting left everyone feeling good and put smiles on the faces of the Commissioners with the unanimous acceptance of the 1907 Craftsman home hereafter to be known as The Doobie Brothers House. Located at 285 South Twelfth Street in the Naglee Park neighborhood, the house is where the iconic band the Doobie Brothers got its start. The Commission and meeting attendees were treated to a video of Doobie Brothers founder Tom Johnston, made by him just for this event, reminiscing about his days in the Twelfth Street house and explaining how it was integral to the creation of the band.

The Doobie Brothers is one of the biggest rock-and-roll bands of all time, still performing after more than fifty years. In 2020, the band, capping a half-century of accomplishment, was inducted into the Rock and Roll Hall of Fame. They have sold more than forty-eight million



**A new San Jose landmark, 285 S. 12th Street.** (Photo: Krista Van Laan)

records worldwide, including three multi-platinum, seven platinum, and fourteen gold albums. Their 1976 album *Best of the Doobies* has sold more than twelve million copies, achieving “Diamond” status. They have released five Top 10 singles and sixteen Top 40 hits, and have won four GRAMMY™ awards. And it all started in San José.

Lead singer and guitarist Tom Johnston was a graphic design student at San José State University when he rented the house on South Twelfth Street from 1969 to 1973. Johnston, born in Visalia, California

in 1948, had played the guitar, self-taught, since he was twelve years old. Shortly after coming to San José, he met the late Skip Spence, guitarist of the San Francisco band Moby

(Cont'd p. 8)



***The four original members of the Doobie Brothers sitting on the porch, just as the Normandins did so many years before them. L to R: Pat Simmons, Tom Johnston, John Hartman, and Dave Shogren.***

(Photo © Jim Marshall, 1971).



## Doobie Brothers (cont'd)

Grape and former drummer of Jefferson Airplane, who was just one of the many musicians who congregated at Johnston's house. Spence introduced Johnston to drummer John Hartman, who became a roommate at 285 South Twelfth.

In 1970, the pair met singer, guitarist, and songwriter Pat Simmons (raised in San José ) and San Francisco native bass player Dave Shogren, and the Doobie Brothers band was formed. The band gathered and wrote songs in the house on South Twelfth Street and practiced in the basement, developing their signature sound while playing at venues in and around San José.

The Doobie Brothers released three albums while living at the house on South Twelfth. Their first album, *The Doobie Brothers*, did not reach the charts. Success came with the second album, *Toulouse Street*, which contained the giant hit, "Listen to the Music."

Tom Johnston wrote that and all of the original songs for *Toulouse Street* and *The Captain and Me* including hits such as "China Grove" and "Long Train Runnin' " while living at 285 South Twelfth.

Over the years, Tom Johnston has never forgotten his time in San José and the house that inspired him, and has mentioned it in many interviews. The house is cited in Johnston's Wikipedia entry, where it is described as "a musical center for San José at the time" and about which Johnston is quoted as saying, "It didn't matter if they played B-3 or drums, guitar, bass, or horns, they all ended up in our basement." He repeated all this and more in the wonderful video he provided for the HLC meeting.

In addition to its tremendous rock-and-roll pedigree, the property also has the historical and architectural associations we're accustomed to seeing when nominating City Landmarks. Or, as Commissioner Anthony Raynsford said during the HLC meeting, "I think this project really hits all the bells and whistles."

San José's newest candidate City Landmark is a modest Craftsman one-story single-family residence, designed in 1907 by the locally prominent architect Wesley Warren Hastings for newlyweds Louis Normandin and Estelle Pinard. Such character-defining features as deep eaves with exposed rafter tails and knee braces, an overhanging



**Doobie Brothers: Pat Simmons, Tom Johnston, John McFee, still going strong after 50 years.** (<https://creativecommons.org/licenses/by-sa/3.0/>, via Wikimedia Commons)

front gable above a broad bay window, and a side porch with battered columns and two deeply recessed front entrances create a distinctive representation of early twentieth-century residential Craftsman design. Early photographs show that the house has a high level of integrity, having changed very little over the past 114 years.

Hastings was only twenty-six when he designed this house, but he had been one of San José's leading architects for three years by that time. He was responsible for many notable houses today on our Historic Resources Inventory  
(Cont'd p. 9)



**From the Normandins' photo album, their 285 S. 12th house labeled "Home Sweet Home."** (Photo: Normandin family)



## Doobie Brothers (cont'd)

and at least one other City landmark, the Foster house at 198 South Thirteenth Street. Hastings designed more than 150 buildings in San José between 1904 and 1910, with more being discovered all the time as research continues. Then he moved to Everett, Washington where he became recognized as one of Everett's chief architects, later to return to the Bay Area where he continued his work here and in Monterey. (See the Winter 2017 issue of *Continuity* for more information on Wesley Warren Hastings.)

Original homeowner Louis Normandin was one of the first automobile dealers in the area, and owner of what is today recognized as one of the oldest automobile dealerships in the United States. In 1903, Louis had partnered with friends Peter Maloney and Fritz Campen to purchase what had been his father's carriage and harness manufacturing and retail business. The young partners called their new business the Normandin-Campen Carriage Company. In the fall of 1906, Normandin and Campen expanded their carriage business to sell "horseless carriages"—automobiles—and in 1911, they made it their main line of business. In 1931, Louis Normandin bought out his partners and renamed the automobile dealership Normandin. Today, Normandin's, in its 146th year of business, is still run by Louis's descendants at 900 Capitol Expressway Auto Mall in San José.

Louis Normandin was an important businessman and leader and in typical Silicon Valley style, an "early adopter." Besides being one of the first to sell and promote automobiles, he was a competitive bicyclist and an early air pilot and founder of the Western Aero Club. He was also a film buff who carried a movie camera around, often attaching it to the back of his car. His films, many of which are in the possession of the California Pioneers of Santa Clara County, are historic and unique records of Santa Clara County in the early twentieth century.

The spirit of the architect and 285 South Twelfth's residents, past and present, can be felt on the deep side porch with its big framing tapered column and double entrance. (Hastings liked to create unusual front entrances, often placing the front doors asymmetrically or on the diagonal.)

The Normandin photo album includes many pictures of



*The Normandins on their front porch. L to R, front row, Celina Normandin, Louis Normandin, Estelle Pinard Normandin, Carrie Pinard. L to R, rear: Amos Normandin, Leon Pinard. (Photo: the Normandin family)*

the family sitting on the porch, in poses later echoed by the Doobie Brothers. It was said that the Doobies parked their motorcycles on the spacious porch.

All of these architectural and historical details add up to landmark eligibility, but members of the public offered even more support for the proposed landmark. Speakers at the meeting included KFOX morning host Chris Jackson, *Metro* columnist Gary Singh, former *Mercury News* sports columnist Mark Purdy, and SanJoseRocks.org owner and promoter Dan Orloff along with neighbors and other San José residents. Each of the speakers provided a different point of view on the importance of recognizing this cultural landmark.

San José landmarks are, and should be, about much more than just pretty architecture. It's hard to argue against the significance of the creation of one of the biggest rock bands of all time, right here in our city. And it was nice to see an application that made everyone look so happy to be involved!

**The landmark nomination was unanimously approved by the San Jose City Council on August 24!! ☘**

*Krista Van Laan, a long-time PAC\*SJ member, is an architectural historian and author of many articles and two books on local San José architecture. Krista chaired two of PAC\*SJ's outstanding Home Tours in 2012 (Wolfe & Wolfe) and 2017 (Wolfe & Higgins).*





# ON THE RADAR

## 488 E. St. John Urban Residence

**Project.** This project proposes to demolish 3 residential homes that have been determined to be eligible as Structures of Merit on the San Jose Historic Resources Inventory (HRI). A four-story 46-unit

apartment building is proposed to replace the three residences. The three homes are at 484 E. St. John (1907), 488 E. St. John (c. 1890s with additions c. 1910) and 93-97 S. 11<sup>th</sup> Street (1901), designed by Wolfe & McKenzie. The larger apartment building replacement would also present challenges for the nearby community. PAC\*SJ is concerned that this project does not conform to the San Jose 2040 General Plan and is alarmed by the increased rate of demolition of HRI- and HRI-eligible properties across the city. PAC\*SJ requests from the city further explanation on why these three homes should be demolished.

## Valley Title/Hale's Department Store Project

This Urban Community/Westbank Project seeks to build two 20-story office towers with balconies at 300 South First Street right across from the historic Saint Clare Building (Original Joe's), the California (old Fox) Theatre, and the Dohrman Building. The towers project, at 300 S. 1<sup>st</sup> and 345 S. 2<sup>nd</sup> Streets, proposes to demolish the former Hale's Department store/Valley Title. PAC\*SJ requests that this developer remove the cladding of the building to reveal its historic fabric beneath. At the Historic Landmarks Commission on August 4<sup>th</sup>, PAC\*SJ testified that we cannot support the project without knowing what is under the modern cladding. PAC\*SJ also recommends that the height of this project be pushed eastward toward 2<sup>nd</sup> Street to prevent overwhelming the historic resources on S. 1<sup>st</sup> Street.

## First Church of Christ Scientist, 39 St. James Street

PAC\*SJ and all citizens interested in preservation are disturbed over the condition of the tarps wrapping the First Church. This historic treasure has languished for years and deadlines have been missed. The restoration of this building was one of the primary issues in 1990 that motivated the founding of PAC\*SJ. We are still waiting and becoming more frustrated. The Historic Landmarks Commission has requested a report from the Planning Department on the condition of the building and the status of the stalled project.

Swenson Development began this project in 2009 or earlier and announced in 2010 that the two historic Letcher garages from 1905 and 1907 would be demolished in spring of 2010, sacrificed for Swenson's multi-high-rise project along with its agreement with the city to rehabilitate the historic First Church. The firm's estimate for completing the exterior rehabilitation of the First Church was "summer of 2011." Swenson Development was quick to demolish the Letcher structures leaving empty lots for a decade, but failed its commitment to the First Church. Over this last decade the property has changed hands multiple times and the Church may be deteriorating. This is unacceptable.

## Wade Residence and Warehouse—Alviso

PAC\*SJ is monitoring the tragic loss of the landmarked Warehouse and the poor condition of the Residence. The portions left of the Warehouse need to be saved and incorporated into a project. The Residence needs to be saved.

## Coyote Trail Trestle

PAC\*SJ strongly supports saving the Coyote Creek Trestle just east of 12<sup>th</sup> Street at the Story Road/Keys Street/Senter Road intersection. The Trestle is part of the trail along Coyote Creek traveling toward William Street and the Five Wounds Church. The Trail is called the Five Wounds Trail Project. This is the last of the redwood timber trestles in San Jose, built in 1921-1922 by Western Pacific, which successfully challenged the Southern Pacific Railroad monopoly. PAC\*SJ agrees that a formal determination is needed to determine the trestle's eligibility for listing on the National Register of Historic Places and the California Register of Historic Resources. ☸



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

- Diridon Station
- Century 21
- McCabe Hall
- Graves House
- Burbank Theater
- Montgomery Hotel
- Alum Rock Log Cabin
- Hotel De Anza
- Wehner Mansion



# PAC\*SJ 2020-2021 Calendar

- Sept 23** Thursday, 7:00 PM. PAC\*SJ landmark celebration of former Doobie Brothers' home. 220 S. 13th St. Reservations required at [www.preservation.org](http://www.preservation.org). See details below.
- Sept 25** Saturday, PAC\*SJ Historic Walking Tour of the Diridon Station Area. 10 AM-12 PM. See page 13 for more details. Reserve soon, space is limited.
- Sept 27** Monday, PAC\*SJ Board Meeting, 6:30—8:30 PM. Location TBD\*.
- Oct 18** Monday, PAC\*SJ Board Meeting, 6:30—8:30 PM. Location TBD\*.
- Oct 22-23** Friday (9-5)-Saturday (9-1), **Vintage Pottery and Linens Sale**, collectibles, books, and more boutique. 295 Sequoia St. Bargains for Craftsman style enthusiasts.
- Nov 15** Monday, PAC\*SJ **Annual Board Meeting & Election**, 6:30—8:30 PM. Location TBD\*
- Nov 19-20** Friday (9-5)-Saturday (9-1), **Holiday Lollapalooza Boutique**, 140 S. 17th St.
- Dec TBD** Monday, PAC\*SJ Board Meeting, 6:30—8:30 PM. History Park, 2nd Floor Firehouse.\*

\* Board meeting may take place online or meet at different locations. Call 408-998-8105 to confirm.

## Join PAC\*SJ's Celebration of the New SJ Landmark Former Home of the Doobie Brothers



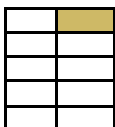
**Sept. 23rd ☆ 7:00 PM ☆ 220 S. 13th Street**

PAC\*SJ is excited to present an evening celebrating the former home of the Doobie Brothers and the Normandins becoming an official San Jose Landmark. Krista Van Laan will discuss the history of the home and how the Doobie Brothers Band originated. Get ready for food, drinks and listening to some of their songs. We will mingle from 7:00-7:30 PM and then Krista will begin her presentation, all outdoors. PAC\*SJ collectibles will be available for sale along with prizes. Reservations are required at [www.preservation.org](http://www.preservation.org). Masks required.

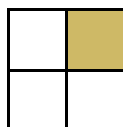
(Doobie Brothers are performing at Shoreline on October 13<sup>th</sup>.)

## ADVERTISE IN CONTINUITY!

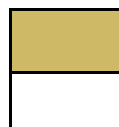
*Continuity* is distributed to over 500 San Jose preservationists, homeowners and decision-makers. It's a great way to get your message out to your best potential customers! For ads larger than the business card, you must supply camera-ready artwork, or PAC\*SJ can provide it at an additional charge.



**Business Card**  
Single issue \$50  
3 issues \$120



**1/4 Page**  
Single issue  
\$100



**1/2 Page**  
Single issue  
\$200



**Full Page**  
Single issue  
\$375



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# San Jose's Vacant Building Ordinance

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The horrendous fire at the Wade Warehouse in Alviso was a huge tragedy for the community, local history, and the preservation of our past. We have lost too many structures to negligence and fire.<sup>1</sup> This has to stop. The San Jose Municipal Code sections described below appear to be an important step in securing our architectural heritage. But the requirements must be strongly enforced with constant vigilance or the ordinance is useless.

PAC\*SJ remains concerned that the vacant historic buildings<sup>2</sup> in San Jose at present are vulnerable to fire and that all preventive measures are not being implemented. The Municipal Code includes an ordinance section describing requirements for maintaining and protecting vacant historic buildings. After reviewing this section, PAC\*SJ has many questions concerning the Wade Warehouse fire and how the threat of fire was able to occur.

In Section 17.38.260, *"all vacant or abandoned historic buildings or structures shall have an operating security alarm system at all times as approved by the director, such as, movement detectors, automatic signal device, intrusion alert, closed circuit television monitoring, or similar type of security systems."* **Did the Wade Warehouse have an operating security alarm system? Was the Warehouse ever declared unsafe?**

[On Aug. 5th, Code Enforcement told us there was no security alarm noted and the Wade Warehouse was not declared unsafe.]

In Section 17.38.300 the director determines, if applicable to the chapter, that *"the vacant or abandoned building must register the property into the Neglected Vacant or Abandoned Building Monitoring Program."* **Was the Wade Warehouse registered in this City of San Jose Program?**

[On Aug. 4th Code Enforcement said the Warehouse was in the vacant building program until it was put up for sale. Records show the Warehouse was billed for the program from Oct. 2019 through June of 2020. Records for payment were not included and must be obtained from the Finance Department. We were told that a vacant building is not in the Vacant Building Program once it is put up for sale! This seems to be inviting fire and homeless issues during that time.]

In Section 17.38.310, the vacant/abandoned building registration must include the *"owner's name, address, and telephone"* and when the owner is a corporation out of the area

the trustee's and maintenance/monitor person's contact information must be noted. **Does the City of San Jose have the owner information for the Wade Warehouse?**

Whenever PAC\*SJ asked who owned the Wade Warehouse no one at the Planning Department could give us an answer. **Why are the property owners' names so difficult to find?** This information needs to be more transparent.

[Code Enforcement does have the owner information. We were told others can obtain this information by contacting the County Assessor and Records Offices.]

In Section 17.38.330, the owner of a vacant/abandoned building is required to inspect it *"not less than one time in every two-week period"* and include *"a written log of all inspections."* **Are there any records of inspections for the Wade Warehouse? Were any self-inspections ever done? Can the public request to see the inspection records?**

[On Aug. 4th, records of Code Enforcement inspections and photos were sent to PAC\*SJ. The period from Nov. 2016 to June 2017 included multiple inspections trying to resolve violations of blight, improper storage and prohibitive activities such as residing in an RV on the property. A citation was issued for failure to comply. Finally the case was closed after compliance in 2017. Those records were obtained by filing a public records request for this property. We were told that there is an ongoing case at present and these records cannot be disclosed until the case is closed.]

In Section 17.38.340, when the owner of a vacant/abandoned Building is subject to registration, the owner *shall pay the Neglected Vacant or Abandoned Building and Storefront Monitoring Program fee."* **Did the owner of the Wade Warehouse pay such a fee? How many of these Program Fees have been paid by owners of vacant/abandoned buildings in the last five years? Can we see the list?**

[On Aug. 3rd Code Enforcement says this may be done through a public records request. We received the documents on Aug. 13th that show the Wade Warehouse billing for the program from Oct. 2019 through June of 2020. Records of payment were not available but further billing was not included so we assume it was paid.]

[In perusing the Code Enforcement data base, there is no record for the vacant First Church building at 39 E. St. James Street. There is a record with a Vacant Building Program case number for Century 21 at 3161 Olsen Dr. spanning from May 2014 through March 2020.]

(Cont'd pg.13)



# PAC\*SJ Historic Walking Tour

## Diridon Station Area

**Saturday, Sept. 25**

**10:00 am - 12:00 pm**

**\$10 members/\$15 non-members • Reservations at [www.preservation.org](http://www.preservation.org)**

Reserve soon • Space is limited • Audio headphones

For more information email [info@preservation.org](mailto:info@preservation.org)



Highlights include: Diridon Station, Hellwig Ironworks, Sunlite Bakery, Dancing Pig Sign, Patty's Inn, Poor House Bistro, Lake Historic District with excellent examples of Queen Anne architecture, Kearney's Foundry and Pattern Works, San Jose Water Works, and more.

Some of these historic buildings will be gone or dramatically changed so here's your chance to visit this historic area before Google construction begins. Masks may be required.

## Vacant Building Ordinance (Cont'd)

[Code Enforcement has also told us it is up to the San Jose Planning Department whether the Wade Warehouse "remainder is torn down or not."]

Other Sections of the ordinance discuss owner appeals and required administrative remedies. PAC\*SJ asks the following questions.

- Have there been any successful appeals from owners who were placed in the monitoring program?
- Have there been any unsuccessful appeals?
- Have any owners of vacant structures been subject to the administrative remedies ordinance in Chapter 1.14?
- Have violators ever been prosecuted criminally,

civily, or administratively when failing the requirements of Sections 17.38.260 through 17.38.370?

We don't yet have the answers to these questions. ☹

—Gayle Frank

<sup>1</sup> The loss of San Jose historic vacant structures to fire over the past few decades is shameful. They include but are not limited to IBM 25, Delmas Church, Houghton Donner House, Porter Stock Building, KNTV Studio, Kelley House (at Happy Hollow), and most recently the former Lawrence Hotel and Wade Warehouse. Many other historic resources have been demolished to pave the way for new development.

<sup>2</sup> The First Church of Christ Scientist, Bayside Cannery, Wehner Mansion, Century 21, Graves House, Burbank Theater, Wade Residence, to name just a few, are the vacant buildings we are most concerned about.



## Alviso Walking Tour

The June 26th PAC\*SJ Historic Walking Tour was successful, ending with a visit inside the South Bay Yacht Club. We met at the Alviso County Marina and toured the Historic District viewing the old Bayside Cannery, former depot, homes from the late 1800s, as well as the former schoolhouse, constable office, city hall, and fire house.

The downside was walking past the Wade Warehouse which had burned the night before. (See cover article.) We walked along the rear of the Warehouse on Gold Street and around to El Dorado, passing by the front of the Warehouse. It was so sad to see the brick walls without its rear wall or a roof. We were relieved that the small Wade Residence did not seem to be damaged even though it was close by.

After the tour some of the attendees had lunch at Vahl's Restaurant, a wonderful time capsule from the mid-20th century just down the street from the Wade Warehouse on the corner of El Dorado and Taylor Streets. ☿

## \$9000 Raised at PAC\*SJ Sale

The huge PAC\*SJ Summer Sale was August 20-21 so summer must be almost over. Thanks to the many neighbors, members and new friends who donated the most ever to our sale which earned over \$9000 towards PAC\*SJ's advocacy and education initiatives. One highlight of the weekend was Heather David in attendance signing her new signs booklet, *Down Town San Jose Walking Tour* (see below)—accompanied by root beer floats prepared by two of our volunteers.

We must thank the Mason, Salas, Curia and Liesenfeldt-Wangness households for allowing PAC\*SJ to use their front yards; otherwise there could be no sale. Many thanks to Mary Lou Mason for preparing a gourmet lunch for volunteers on Friday.

This sale takes two days to set up, two days to sell, and requires a small army of volunteers who work like a well-oiled machine. Please consider volunteering for the next sale to make new friends and be the first to see our wonderful donations. Volunteers were: Rebecca Smith, Rosie Gallipeau, Lisa Wangness, Leslie Masunaga, Sandy Swirsky and Lyle Merithew, Sara Bruce, Efrat Shahr, Gabby Solleder, Lynne Stevenson, Robert Carter, Mary Lou Mason, Tom Aldridge, Tim McAuliff, Rose Vandomelen, Gilda Messmer, Deborah Mills, Joyce Weissman, Gayle Frank, John Froli, Marilyn Messina, Lynda Sereno, Audrey Rust, Willa Boekema, Ben Leech, Rae and Paul Wedel, April Halberstadt, Roy Buis, Linda Nemmer, Preston Powell, and Salvador, Ricardo and Johnny. ☿

—Patt Curia, Donations Chair

## New Sign Book is Here!

Hot off the presses! This brand new *San Jose Signs Project—Downtown San Jose Walking Tour* guidebook tells the story of San Jose through downtown's fascinating collection of vintage and retro downtown signs. Discover a new side of San Jose history with the self-guided walking-tour booklet exploring our downtown streets. This booklet is a great companion to our 2017 citywide guidebook, "A Guide to the Vintage Signs of San Jose." Either booklet is only \$10 plus \$4 shipping/handling. They make great gifts along with our enamel pins of our favorite signs. ☿



Books available  
online at  
[www.preservation.org/shop](http://www.preservation.org/shop)

# Kelly Brothers on the Move: Over 100 Years

For over 100 years, four generations of the Kelly Family have moved homes and buildings and are well known throughout Santa Clara Valley for their dedication to preserving our past. Howard “King” Kelly has owned and managed the Kelly Brothers House Movers for over 50 years. He mastered the craft from his father and grandfather and for the last 20 years he has shared that knowledge with his three sons, John, Mark and Jim. Over the decades, modern tools and new techniques enable the success of bigger and more complex projects. (In the earliest days of the business, Howard’s grandfather moved houses with horses!)

The Kelly Brothers have moved houses downhill, uphill, and even moved a 400-ton railroad building in Watsonville in 1920.



*Howard “King” Kelly*

In 1987 three houses were moved to History Park—the Nelson-DeLuz House, the Edwin Markham House, and the Gordon House. The Andrew P. Hill House was moved to History Park by Kelly Brothers in 1997. Photos on the website, [kellybrothershousemovers.com](http://kellybrothershousemovers.com), illustrate many of these challenging relocations.

Over the last 100 years, the Kelly Brothers company has moved hundreds of structures. When the local freeway systems were under construction, they moved about 45-50 homes and buildings each year.

Kelly Brothers has also relocated historical homes on the Stanford Campus, a huge barn in Watsonville, and moved the Aiken House at Lick Observatory on top of Mt. Hamilton, among hundreds of others. Familiar recent historic building moves that PAC\*SJ members may have watched and remembered are: 496 S. Third (at E. William St.) Street, the Scheller House at SJSU (2019), and recently (March

28, 2021), the 5,000-square

*(Cont’d p. 16)*



*Left, the historic Nelson-Deluz House is moved by the Kelly Brothers on a Sunday in 1987, slowing inching across Santa Clara Street over Highway 101 and on to History Park (then San Jose Historical Museum).*

*(Photos: Kelly Brothers House Movers website)*



# Kelly Brothers (Cont'd)

foot Pallesen Apartment Building. Many PAC\*SJ members experienced that exciting day.

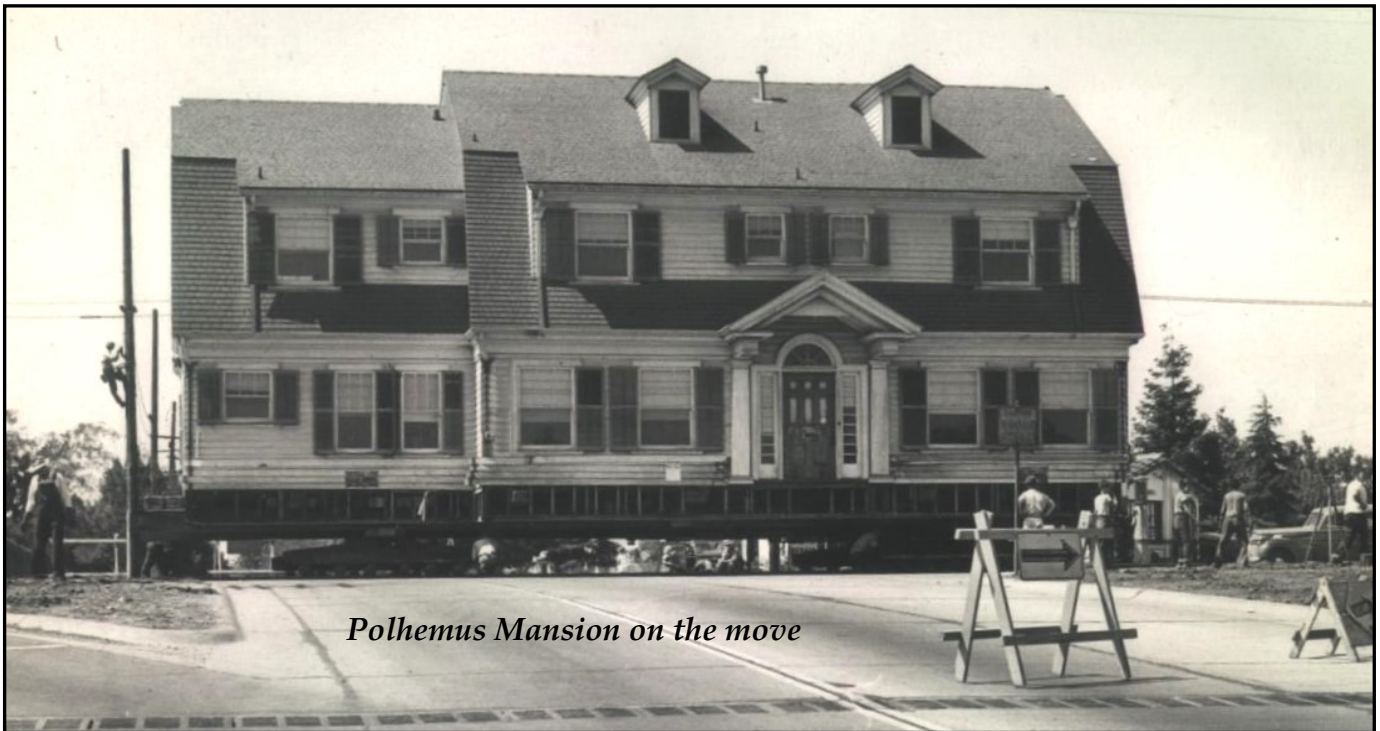
The Pallesen Apartment Building re-location to 4<sup>th</sup> and Reed Streets on March 28<sup>th</sup> was a success because of the teamwork of three companies joining forces. Bill Brown Construction participated with more men and office staff. Finally, due to the window of time on the day of the move, Scott House Movers also supplied additional manpower to get the job done quickly and safely.

How do they do it? Steel beams are inserted through openings made in the foundation forming a platform. The hydraulic jacks are placed under the steel beams and the home or building is slowly lifted. The unified hydraulic jacking system works through a central control, keeping the structure level at all times. Once the structure is lifted high enough, dollies are placed underneath, and

the structure is lowered back down. Then the blocks are moved out of the way. The truck is attached and slowly, inch by inch, pulls the building to its new location while the crew closely monitors all sides of the structure.

When arrived at its final destination the building is raised high enough for the dollies to be removed and replaced with blocks. The structure is then lowered onto the blocks and will stand less than five feet above the ground. A new foundation is poured and then, when ready, the structure is lowered. One of their customers described the Kelly Brothers moving team this way. "They have a system. These guys work like a race car pit crew."

When asked which was one of the largest structure moved by the Kelly Brothers House Movers, King (Howard) Kelly said one was the apartment (Cont'd p. 17)



Photos courtesy of Kelly Brothers House Movers

*When King (Howard) Kelly was only 11 years old, he operated the winch, pulling the 225-ton Polhemus Mansion (built in 1916 with 17 rooms) from Stockton Avenue and Polhemus Street to the Bellarmine College Preparatory campus in San Jose. The winch was geared to the main drive of the truck. This was King's first big job helping his father, George Kelly. Ten of his other jobs that summer were small houses. A news article described the young King Kelly as "fascinated with house moving," and, "at the age of four he decided to be the third generation of house movers in the family."*

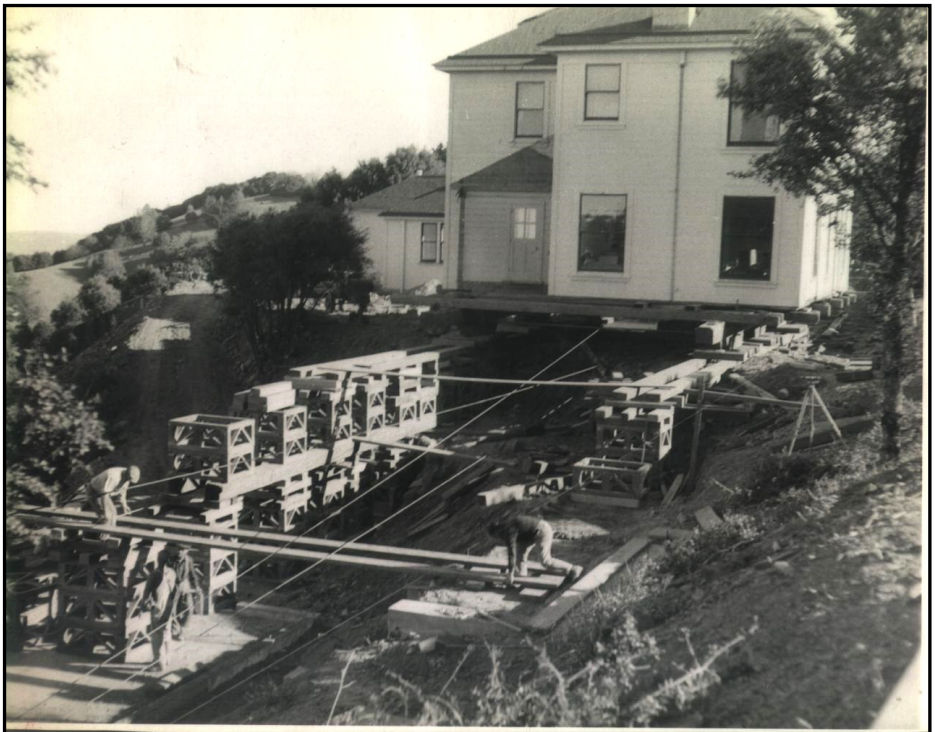
# Kelly Brothers (Cont'd)

house on the corner of Bird and Malone in the Willow Glen area. It was moved from the corner of Lincoln Avenue and Minnesota.

The Kelly Brothers have always been about preserving our architectural heritage. Countless historic structures throughout the Bay Area and beyond have been saved from the waste landfills and have kept the older architectural designs alive for us to appreciate. The company is a member of IASM, the International Association of Structural Movers. On their website, Kelly Brothers says that if there is a feasible route, they "can move structures of any size, weight or type including: stone, frame, brick, block, steel or log. Whether you want to move it a few feet, or a few miles..."

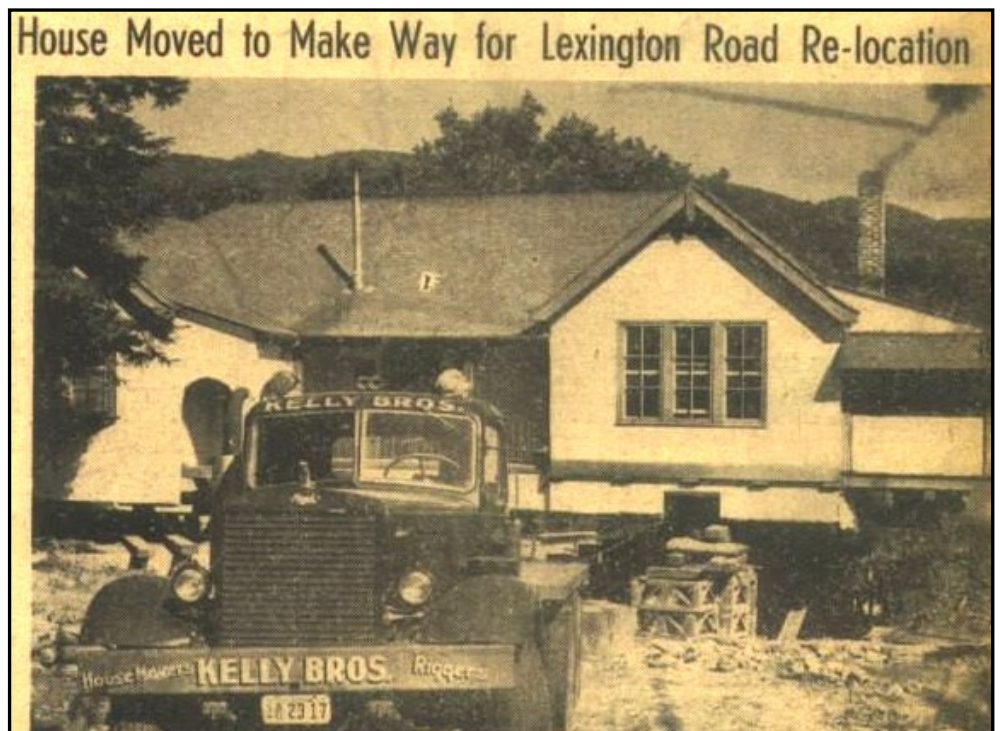
One of Kelly Brothers' future moves (mid-November) will be the Poor House Bistro from S. Autumn Street to Little Italy on West St. John Street. Poor House Bistro is in the way of the Google Downtown West project.

— Gayle Frank



*At Lick Observatory, the Kelly Brothers moved Dr. Robert Aitken's historic two-story house (built c. 1910 with nine rooms) 200 feet downhill on Mount Hamilton. Rather than move it down the slope of an average grade of 7.5%, it was hauled along a level staging area 15' above the final location and lowered on screws. The move made way for the new 120-inch telescope. Dr. Aitken had been Director of the Observatory from 1895 to 1935.*

*Right, In June of 1950, the Los Gatos Daily reported on the Kelly Brothers project; moving a large house (~135,000 lbs) that was in the way of the Lexington Road re-location around the Lexington Dam site. The job was described as "tricky" since it had to be turned 90 degrees, moved 500 feet, and raised up on a knoll about 25 feet above its original site. But the most unusual fact about this move was the smoke emitting from the chimney, indicating a fire was left burning during the move!*





# A "Circle of Palms" Slight Mishap

Marianne Salas gave PAC\*SJ an interesting story about the "Circle of Palms" pictured in the last Continuity issue (Summer 2021, page 14). The stonecutters who were brought to San Jose to work on the ground tiles for the art piece rented a Salas family apartment.

If we look at the stone tiles at the "Circle of Palms," a tribute to San Jose as the first capital of California and where its first legislative meeting place stood in 1849 (though unfinished), one tile section is a different color than the rest due to a typo in the plans that spelled "Capitol" instead of the correct "Capital." The stone section where they started carving the letter "o" had to be replaced with a new section for the correct "a." Check it out the next time you're on Market Street next to the Art Museum.

Marianne reminds us that "Capital refers to the city that serves as the seat of a state's or country's government. A "capitol" is a building in which the legislative body of government meets." It's easy to confuse the two words. Thank you Marianne for the fun story and the refresher grammar lesson. ☘

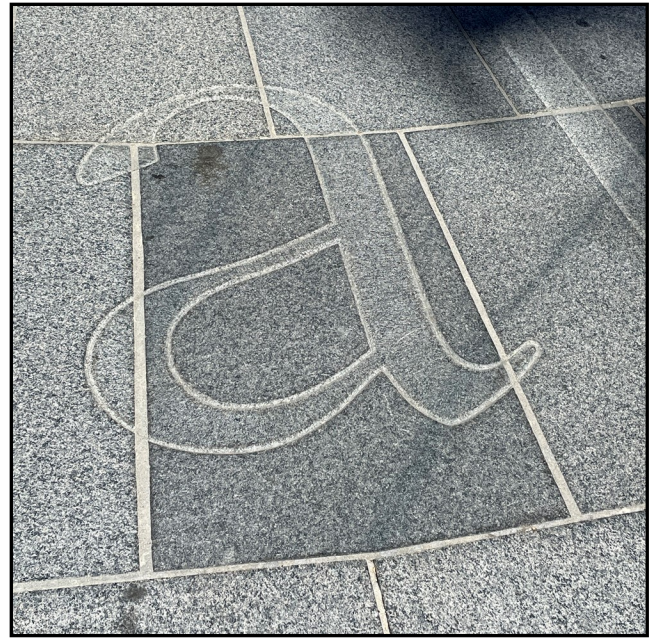


Photo: Marianne Salas

## Neon Speaks Festival & Symposium Online, 2021



Join PAC\*SJ for the annual **Neon Speaks Festival & Symposium 2021**, bringing together neon sign makers, artists, and preservationists to celebrate and share information. Their mission is education and advocacy for the artistic legacy of neon: a brilliant archive of design, craft, and community history.

**Passport holders gain access to all online events.** Suggested donation \$10–\$40, sliding scale. You can also add a donation for a Neon Speaks T Shirt, limited supply. Visit [neonspeaks.org](https://neonspeaks.org) to register. Dates are Sept. 11-12 & 18-19. ☘



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# PAC\*SJ Membership Application or Renewal

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## Legacy Giving

Did you know that Preservation Action Council of San Jose (PAC\*SJ) has a Legacy Giving Program?

Please consider a bequest to PAC\*SJ as part of your estate plan. There's no minimum amount required. In fact, you can specify any dollar amount, leave a percentage of your estate, or designate what remains after your estate has been settled.

Gifts of stock are possible at any time. If you are 70 1/2 years of age or over, a qualified charitable donation

can count toward satisfying your required minimum distribution from an IRA, helping to lower your taxes.

PAC\*SJ welcomes any donation you can make this year to further our advocacy, educational opportunities and event planning.

Please contact [info@preservation.org](mailto:info@preservation.org) or 408-998-8105 for more information. PAC\*SJ is a 501c3 non-profit organization. Our tax ID is 77-0254542. ☸

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Choose 1 Premium for Contributor level; Choose 2 Premiums for Patron level or above.

- ☐ Save the Pallesen T-Shirt: S, M, L, XL
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- ☐ Tales of Naglee Park by Jack Douglas
- ☐ San Jose Signs Guide (2017 booklet)
- ☐ Sunset Poster of your choice
- ☐ No Premium—my membership will fully support PAC\*SJ programs.





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The Preservation Action Council of San Jose is a dynamic nonprofit membership organization dedicated to **preserving our unique and diverse architectural and cultural heritage**. Through advocacy, education, and civic engagement, we promote historic preservation as an essential tool for fostering equitable, distinctive, sustainable, and prosperous communities.

We believe that **historic preservation is good for our quality of life, good for business, and good for the environment**. We aspire to integrate a strong commitment to historic preservation into the land use and development decisions of the City of San Jose that affect historic resources, as well as into the private decisions of property owners and developers. We try to bring owners and developers together to create historically sensitive projects that make economic sense.

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