

**From:** [Tom Holt](#)  
**To:** [Pooja Nagrath](#); [Lisa Ring](#)  
**Subject:** Fwd: Tankhouse and Mixed-Use Building Relocation?  
**Date:** Monday, November 2, 2020 3:20:33 PM  
**Attachments:** [D1F18E3E86CB4D8188705249C1F9FEFD.png](#)  
[DED69CF2EC3D428F8108BFA7D77CBECE.png](#)

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Pooja: See below from PRNS. They do not have a viable receiver site.

----- Forwarded message -----

**From:** **Cicirelli, Jon** <[Jon.Cicirelli@sanjoseca.gov](mailto:Jon.Cicirelli@sanjoseca.gov)>  
**Date:** Mon, Nov 2, 2020 at 5:13 PM  
**Subject:** RE: Tankhouse and Mixed-Use Building Relocation?  
**To:** Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)>, Rufino, Neil <[Neil.Rufino@sanjoseca.gov](mailto:Neil.Rufino@sanjoseca.gov)>, Flores Shelton, Andrea <[Andrea.FloresShelton@sanjoseca.gov](mailto:Andrea.FloresShelton@sanjoseca.gov)>, Yotam, Avi <[Avi.Yotam@sanjoseca.gov](mailto:Avi.Yotam@sanjoseca.gov)>, Burnham, Nicolle <[nicolle.burnham@sanjoseca.gov](mailto:nicolle.burnham@sanjoseca.gov)>

Hi Tom,

Thank you for reaching out and thinking of us. At this time I do not see a use for PRNS for these buildings. I have copied Nicolle Burnham, Deputy Director Capital PRNS, in case she seems some opportunity.

Sincerely,

**Jon Cicirelli** |  
**Director of Parks, Recreation and Neighborhood Services**  
Office of the Director | 408.793.5553  
[200 E. Santa Clara St.](#), T-9, San José, CA 95113  
*Building Community Through Fun*  
[Website](#) | [Twitter](#) | [Facebook](#)

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**From:** [Tom Holt](#)  
**Sent:** Monday, November 2, 2020 12:58 PM  
**To:** [Cicirelli, Jon](#); [Rufino, Neil](#); [Flores Shelton, Andrea](#); [Yotam, Avi](#)  
**Subject:** Tankhouse and Mixed-Use Building Relocation?

[External Email]

Dear Jon, Neil, Andrea and Avi,

Urban Catalyst is working on the development of a hotel at the corner of West San Carlos and Josefa. The site contains two buildings that the City has deemed to be potentially historic:

1. 499 West San Carlos: A mixed-use building containing a residential unit and a storefront that historically was used as a corner store.
2. 282 Josefa: A former tankhouse.

I am reaching out to you to determine if the Department of Parks, Recreation and Neighborhood Services could utilize either or both of these structures at any location within downtown San Jose if the structures were to be moved.

A response would be much appreciated.

Regards,

Tom

Pictures of the buildings are below:



Figure 12. The front (south) façade of 497-499 W. San Carlos Street.



Figure 17. The front (west) and south façades of the tankhouse and the attached garage.



Figure 18. The south and rear façades of the tankhouse and the attached garage.

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Tom Holt | Development Manager

[URBANCATALYST](http://URBANCATALYST) | 415-439-9425 | [tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)

99 South Almaden Blvd Suite 500 | San Jose CA 95113

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Tom Holt | 415-439-9425

**From:** [Tom Holt](#)  
**To:** [Pooja Nagrath](#)  
**Subject:** Fwd: Tankhouse and Mixed-Use Building Relocation?  
**Date:** Wednesday, November 4, 2020 12:17:45 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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Hi Pooja. Just keeping you in the loop here.

----- Forwarded message -----

**From:** **Bill Schroh** <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)>  
**Date:** Tue, Nov 3, 2020 at 11:57 AM  
**Subject:** Re: Tankhouse and Mixed-Use Building Relocation?  
**To:** Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)>  
**Cc:** Katrina Anderson <[kanderson@historysanjose.org](mailto:kanderson@historysanjose.org)>, Dan Charm <[dcharm@historysanjose.org](mailto:dcharm@historysanjose.org)>, Ken Middlebrook <[kmiddlebrook@historysanjose.org](mailto:kmiddlebrook@historysanjose.org)>, Catherine Mills <[research@historysanjose.org](mailto:research@historysanjose.org)>

Dear Tom,

Let me look into the history of these buildings and I will get back to you next week.

Thanks,  
Bill Schroh, Jr.  
President & CEO  
History San Jose  
1650 Senter Road  
San Jose, CA 95112  
(408) 918-1041  
[www.historysanjose.org](http://www.historysanjose.org)



On Mon, Nov 2, 2020 at 1:18 PM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:

Dear William, Katrina, Daniel, Ken, and Kate,

Urban Catalyst is working on the development of a hotel at the corner of West San Carlos and Josefa. The site contains two buildings that the City has deemed to be potentially historic:

1. 499 West San Carlos: A mixed-use building containing a residential unit and a storefront that historically was used as a corner store.
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I am reaching out to you to determine if History San Jose could utilize either or both of these structures if the structures were to be moved.

A response would be much appreciated.

Regards,

Tom

Pictures of the buildings are below:



Figure 12. The front (south) façade of 497-499 W. San Carlos Street.



Figure 17. The front (west) and south façades of the tankhouse and the attached garage.



Figure 18. The south and rear façades of the tankhouse and the attached garage.

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Tom Holt | Development Manager

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Tom Holt | 415-439-9425



**From:** [Tom Holt](#)  
**To:** [Pooja Nagrath](#)  
**Subject:** Fwd: Tankhouse and Mixed-Use Building Relocation?  
**Date:** Thursday, January 7, 2021 3:34:33 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)

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Hi Pooja. Please see below from History San Jose.

They have determined that they aren't a viable receiver site for any of the buildings located on the Keystone parcels.

----- Forwarded message -----

**From:** **Bill Schroh** <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)>  
**Date:** Thu, Jan 7, 2021 at 3:27 PM  
**Subject:** Re: Tankhouse and Mixed-Use Building Relocation?  
**To:** Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)>, Ken Middlebrook <[kmiddlebrook@historysanjose.org](mailto:kmiddlebrook@historysanjose.org)>

Tom,

Unfortunately, my team and I have decided that the building located at [499 West San Carlos](#) would not be a great fit for History Park and does not meet our historical criteria for movement to the park. With little land available for additional buildings we must be sure that the buildings being considered have a compelling historical/cultural story to tell about San Jose and the Santa Clara Valley.

Sorry,  
Bill Schroh, Jr.  
President & CEO  
History San Jose  
1650 Senter Road  
San Jose, CA 95112  
(408) 918-1041  
[www.historysanjose.org](http://www.historysanjose.org)



On Mon, Jan 4, 2021 at 10:41 AM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Hey Bill. Happy new year! I hope you were able to enjoy some relaxing time off.

Do you have time this week to connect on this project?

On Fri, Dec 18, 2020 at 9:40 AM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Great. Thanks Bill.

Paul Ring mentioned a concern the other day...did you look at the basement? We aren't sure how you move the building to a property that doesn't have a basement.

On Fri, Dec 18, 2020 at 9:24 AM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:  
Tom,

My team and I are discussing the pros and cons of the building. I will get back to you soon.

Thanks,  
Bill Schroh, Jr.  
President & CEO  
History San Jose



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On Thu, Dec 17, 2020 at 1:30 PM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Hey Bill. Just checking in on this.

On Tue, Dec 15, 2020 at 6:41 PM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Hey Bill. How was your tour today?

On Tue, Dec 15, 2020 at 10:05 AM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Great. Thanks!

On Tue, Dec 15, 2020 at 10:04 AM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:  
Tom,

OK! Yes we can meet Matt at the building at noon today.

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On Tue, Dec 15, 2020 at 8:32 AM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:

Great. Thanks. We will not be able to get into the residential unit because it is currently occupied.

On Tue, Dec 15, 2020 at 8:31 AM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:  
Tom,

I will check with my team and let you know.

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On Tue, Dec 15, 2020 at 7:10 AM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:

Hey Bill. I just realized you were dropped from this email chain. I have our property manager and Matt Bernardis (from Urban Catalyst) ready to tour you through the building at noon today. Does that still work for you? If not, we can set up a different time. Thanks.

On Wed, Dec 9, 2020 at 9:37 AM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:

Tom,

Next Tuesday, December 15th would work for us. Any time after 10 am.

Thanks,  
Bill Schroh, Jr.  
President & CEO  
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On Tue, Dec 8, 2020 at 7:05 AM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:

Thanks for checking in on this Bill. Can you let me know some good times for you later this week/early next week?

On Mon, Dec 7, 2020 at 1:34 PM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:

Tom,

Is there a way we can see inside of the building?

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On Fri, Nov 20, 2020 at 12:59 PM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:

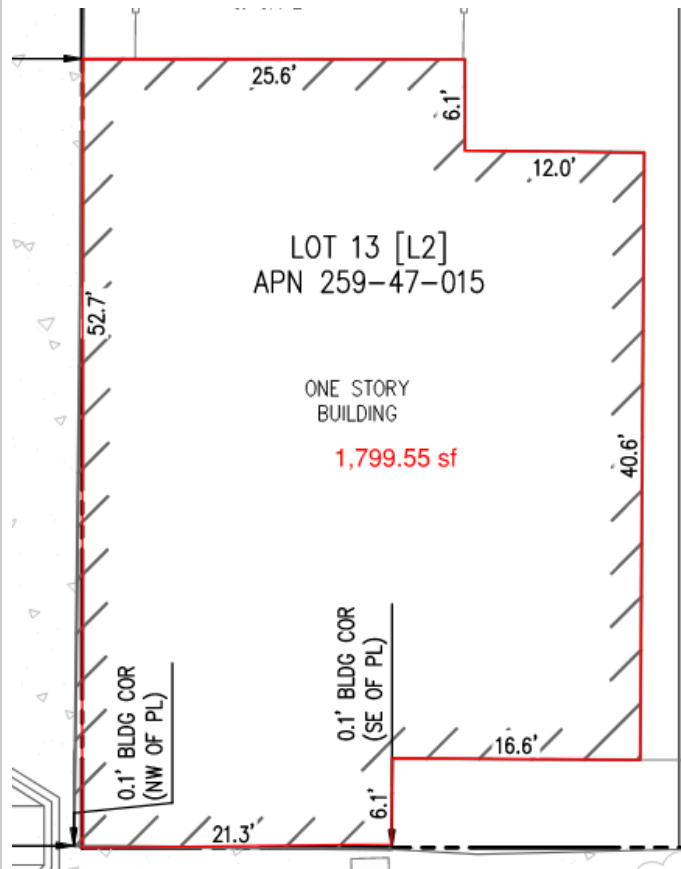
Tom,

Thanks!

Bill Schroh, Jr.  
President & CEO  
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[www.historysanjose.org](http://www.historysanjose.org)



On Fri, Nov 20, 2020 at 12:31 PM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Hey Bill. Here's a take-off of the square footage. It's about 1,800sf:



On Thu, Nov 19, 2020 at 4:38 PM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:  
Tom,

Do you know the square footage of the mixed use commercial building?

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On Thu, Nov 19, 2020 at 12:02 PM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Great. Thanks Bill. I sent you a calendar invite that has a google meet link. Talk to you soon.

On Thu, Nov 19, 2020 at 3:01 PM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:  
Tom,

Yes I am available at 1 pm today. Would you like to talk on the phone or Zoom?

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[San Jose, CA 95112](#)  
(408) 918-1041  
[www.historysanjose.org](http://www.historysanjose.org)



On Thu, Nov 19, 2020 at 11:21 AM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Bill: Sorry for the slow response. Do you have time today at 1? If you didn't find the link in the previous email, you can find the documents here:

[https://drive.google.com/drive/folders/1nHMjd\\_s3N6Q3\\_80FWeB4KJjAIGaqE8mp?usp=sharing](https://drive.google.com/drive/folders/1nHMjd_s3N6Q3_80FWeB4KJjAIGaqE8mp?usp=sharing)

Ken: Here's the direct link to the  
HRE: <https://drive.google.com/file/d/1JttuJAxPVb2NYK-FdpqHR5QTcz09wTQR/view?usp=sharing>

On Wed, Nov 18, 2020 at 7:22 PM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:  
Tom,

I could discuss these reports tomorrow afternoon, after 1 pm. But I couldn't find the reports in your email.

Bill Schroh, Jr.  
President & CEO  
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[San Jose, CA 95112](#)  
(408) 918-1041  
[www.historysanjose.org](http://www.historysanjose.org)



On Wed, Nov 18, 2020 at 3:43 PM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)> wrote:  
Hi everyone. We have done a bunch of research on these buildings so far. You can find the following documents at this [link](#):

- [499-497 W San Carlos](#) Structural Report - This is a structural report, completed by Peoples Associates, for the mixed-use building at the corner of San Carlos and Josefa.
- PASE Structural Observation at Josefa Water Tower - This is a structural report, completed by Peoples Associates, for the water tower building.
- Water Tower Condition - This is a letter, from Jim Salata, discussing the condition of the water tower building.
- W San Carlos Draft HRE - This is the historic report, completed by Traenor, that is included in the draft EIR.

Do you have time tomorrow or Friday to talk through these reports? It would be great to discuss our opinion of the condition of these buildings before you slog through the report. Please let me know if there are any times that work well for you. Thanks.

On Mon, Nov 16, 2020 at 12:01 PM Bill Schroh <[bschroh@historysanjose.org](mailto:bschroh@historysanjose.org)> wrote:

Dear Tom,

Several items would need to be completed before History San Jose could even consider allowing the buildings to be moved to History Park.

- 1) The building must have historical significance to the history of San Jose.
- 2) An historical conditions report would need to be done for the building.
- 3) A certified building inspector, familiar with historical structures, would need to provide an assessment of the building.
- 4) The developer must establish an escrow account to pay for all expenses to move, set and rehabilitate the building to an absolute usable status, plus a contingency fund and provide an endowment for the programming and future maintenance of the building.

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(408) 918-1041  
[www.historysanjose.org](http://www.historysanjose.org)



On Mon, Nov 2, 2020 at 1:18 PM Tom Holt <[tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)>

wrote:

Dear William, Katrina, Daniel, Ken, and Kate,

Urban Catalyst is working on the development of a hotel at the corner of West San Carlos and Josefa. The site contains two buildings that the City has deemed to be potentially historic:

1. [499 West San Carlos](#): A mixed-use building containing a residential unit and a storefront that historically was used as a corner store.
2. 282 Josefa: A former tankhouse.

I am reaching out to you to determine if History San Jose could utilize either or both of these structures if the structures were to be moved.

A response would be much appreciated.

Regards,

Tom

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Figure 17. The front (west) and south façades of the tankhouse and the attached garage.



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Tom Holt | Development Manager

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Tom Holt | 415-439-9425

Tom Holt | Development Manager

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