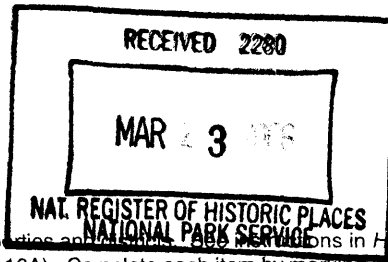


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotel Montgomery

other names/site number \_\_\_\_\_

2. Location

street & number 211 SW First Street NA  not for publication

city or town San Jose NA  vicinity

state California code CA county Santa Clara code 085 zip code 95113

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally.  See continuation sheet for additional comments.)  
[Signature] Date 21 MAR 2006  
Signature of certifying official/Title \_\_\_\_\_  
California Office of Historic Preservation  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)  
\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register  See continuation sheet.
  - determined eligible for the National Register  See continuation sheet.
  - determined not eligible for the National Register
  - removed from the National Register
  - other (explain): \_\_\_\_\_

[Signature] Signature of the Keeper Date of Action 4/20/06

**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private  
**CATEGORY OF PROPERTY:** Building

**NUMBER OF RESOURCES WITHIN PROPERTY:**

<b>CONTRIBUTING:</b>	<b>NONCONTRIBUTING:</b>	
1	0	<b>BUILDINGS</b>
0	0	<b>SITES</b>
0	0	<b>STRUCTURES</b>
0	0	<b>OBJECTS</b>
1	0	<b>TOTAL</b>

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** Domestic – Hotel  
**CURRENT FUNCTIONS:** Domestic – Hotel

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> AMERICAN  
MOVEMENTS – Commercial Style

**MATERIALS:** **FOUNDATION:** Concrete

**WALLS:** Concrete

**ROOF:** Asphalt

**OTHER:**

**NARRATIVE DESCRIPTION:** See Continuation Sheets

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## 8. STATEMENT OF SIGNIFICANCE

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### APPLICABLE NATIONAL REGISTER CRITERIA:

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

### CRITERIA CONSIDERATIONS: B: Moved Properties

**AREAS OF SIGNIFICANCE:** Architecture  
**PERIOD OF SIGNIFICANCE:** 1911  
**SIGNIFICANT DATES:** 1911  
**SIGNIFICANT PERSON:**  
**CULTURAL AFFILIATION:** N/A  
**ARCHITECT/BUILDER:** Binder, William

**NARRATIVE STATEMENT OF SIGNIFICANCE:** See Continuation Sheets

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## 9. MAJOR BIBLIOGRAPHIC REFERENCES

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**BIBLIOGRAPHY:** See Continuation Sheet

### PREVIOUS DOCUMENTATION ON FILE (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

### PRIMARY LOCATION OF ADDITIONAL DATA:

- State Historic Preservation Office
- Other state agency
- Federal agency
- Local government:
- University
- Other: History San Jose

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** 0.578

<b>UTM REFERENCES</b>	<b>Zone Easting</b>	<b>Northing</b>	<b>Zone Easting</b>	<b>Northing</b>
1	10	598560-4132140	3	
2			4	

**VERBAL BOUNDARY DESCRIPTION:** The Hotel Montgomery is located on Parcel 79 of Page 42 of Book 259 of the Office of the County Assessor, Santa Clara County, Ca.

**BOUNDARY JUSTIFICATION:** The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

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**11. FORM PREPARED BY**

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**NAME/TITLE:** John M. Tess, President

**ORGANIZATION:** Heritage Investment Corporation

**DATE:** December 21, 2005

**STREET & NUMBER:** 1120 NW Northrup Street

**TELEPHONE:** (503) 228-0272

**CITY OR TOWN:** Portland

**STATE:** OR

**ZIP CODE:** 97209

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS:**

**MAPS:** See Enclosed

**PHOTOGRAPHS:** See Continuation Sheet

**ADDITIONAL ITEMS:**

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**PROPERTY OWNER**

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**NAME:** David Dowdney, Montgomery Hotel LLC c/o Divco West Properties

**STREET & NUMBER:** 575 Market Street, 35<sup>th</sup> Floor **TELEPHONE:** (415) 284-5700

**CITY OR TOWN:** San Francisco

**STATE:** CA

**ZIP CODE:** 94105

# National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara, California

Section number 7 Page 1

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**Summary:** The Hotel Montgomery is located at 211 South 1<sup>st</sup> Street in downtown San Jose, California. Specifically, it is located on Parcel 79 of Page 42, Book 259 in the Office of the County Assessor, Santa Clara County, California. It is a 4-story reinforced concrete structure and may be categorized as LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> AMERICAN MOVEMENT –Commercial Style. At the time of completion, it was considered San Jose’s “only first class downtown hotel,” designed by local architect William Binder for San Jose developer and civic leader, Thomas Montgomery. In 2000, the building was moved 186 feet south from the corner of San Antonio and First Streets. Two years later, the California Office of Historic Properties and National Park Service approved a *Part 1: Evaluation of Significance* historic preservation tax credit application. Subsequently, the building was rehabilitated under the Secretary of Interior Standards for Rehabilitation; the National Park Service approved the *Part 3: Request for Certification for Completed Work* on March 4, 2005.

**Setting:** The building is located in the center/south of downtown San Jose. Surrounding buildings are largely of new construction. South of San Carlo Street are several c. 1920s buildings including the Sainte Claire Building and Hotel and the California Theater. To the north is the Fairmont Hotel with the San Fernando/First/Santa Clara commercial district beyond. To the east is the Plaza de Cesar Chavez with the 1934 Civic Center beyond. To the southwest is the modern Convention Center, surrounded by modern hotels. To the east is a modern two story shopping/office building, movie theater and courthouse. Further east is San Jose State University and intown housing.

The area immediately surrounding is dominated by modern construction. Directly to the south along First Street is a 1.49 acre surface parking lot. To the west is Casa de Pueblo, a modern high rise senior affordable housing building and the United Food & Commercial Workers Union Offices. To the north is a hardscaped area with the Fairmount Tower and the Fairmount Hotel beyond. To the east is the 1917 Twohy Building with movie theater exits to the south and the federal courthouse and offices further south.

**Site:** The Hotel Montgomery is located on a parcel approximately rectangular with 25,000 square feet. It is 167 feet north and south, 150 feet east and west. The hotel measures approximately 115 feet north and south and 138 east and west. The hotel is set at the east and south of the parcel. At the east, it is set to the lot line with city sidewalks and street trees beyond to First Street. At the rear (west) there is a narrow alleyway. The hotel is set slightly off the lot line on the south to allow for fire egress. By locating the hotel in this manner, the site has a 50 foot hardscaped open area on the north, allowing the former San Antonio storefronts an appropriate setting. This hardscaped area has a valet parking area at First Street, an outdoor seating area for the restaurant, and bocce ball courts at the far west.

## National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara, California

Section number 7 Page 2

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**Structure:** The Hotel Montgomery is a 4-story reinforced concrete building. In form, the hotel is 4-stories with a 3-story front (east) facing "U" atop a one story full parcel base.

**Exterior:** The hotel's primary façade faces east with a second primary façade on the north. The west and south facades are utilitarian. All facades are symmetrically arranged. The roof is flat behind a low parapet; a lightwell is located behind the elevator penthouse at the center toward the west.

The east façade is five bays across, each slightly more than 22 feet. At the ground level, each bay has a storefront traditional for the era with plate glass in wood frame on a bulkhead clad in black marble. Above is a transom of five lights. The exception is the center bay which served as one of the main entrances to the hotel. This storefront is recessed with a mosaic tile floor and walls with glass and marble panels. The entire storefront has a flat painted metal marquee.

Above the ground floor, the three floors form a front facing "U." The outside legs, each two bays wide, are nearly mirror images, with the southern leg being slightly wider to accommodate a shallow lightwell on the south façade. Each leg here has four windows. The two inside windows are slightly thinner than the outside, grouped and framed with an elaborate balcony. This grouping is further accented at the fourth floor by brackets framing the two outside windows.

The center bay, again about 22 feet across, is recessed forming a lightwell 60 feet deep. Spanning the building face at the second floor, and enclosing the light well, is a wood trellis. This bay has three windows at each floor, the outside being slightly thinner than the center.

The north and south facing walls of the lightwell are mirror images, with fenestration rather functional, set back from the street almost a bay and then pairing larger windows for hotel units with smaller windows for bathrooms. The smaller windows align horizontally with the larger windows. The lightwell itself has a slight deck at the base with access from the mezzanine via a slight stairwell up. The doorway at this mezzanine is a pair of double doors, each door with a stack of six lights, with matching sidelines and similar light separating the doors.

The entire façade is skinned with textured painted cementitious plaster over reinforced concrete. Windows are wood-frame, wood sash, double-hung with concrete sill. The windows are three lights over one, though at the fourth floor the upper sash of the windows feature a curvilinear muntin. The façade then has extensive detailing. Decoration includes a prominent cornice of modillion blocks

## National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara, California

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and multiple layers of moldings that include a dentil and ball and dart course. The frieze is decorated with a geometric bas-relief motif and elaborate pendant-type escutcheons hang from the frieze. There is another course of molding below the wide frieze. Prominently featured are neo-classical balconies under the center set of windows on the north and south ends of the "U", with an open balustrade made up of concrete spindles. The balconies are supported by pairs of scrolled brackets.

The north façade is similar to the east, but not as elaborate. It is a single face, nine bays across, each bay slightly more than 15 feet. At the ground floor is a series of nine storefronts similar in design to those on the east. The sixth bay from the east is a second hotel entrance. This entrance is slightly recessed with a metal and glass marquee.

Above the ground floor, the windows are symmetrically arranged, centered in each bay, with the second, fifth and eighth bays from the east containing a pair of windows and the remainder containing a single window. All windows are of identical size and form consistent with that on the east façade. Detailing and decoration is similar to that on the east; brackets here appear at the ends and in the third and seventh bays from the east. The skin is also painted cementitious plaster over concrete.

The west and south facades are both utilitarian painted concrete without decoration and designed to be party walls. The west elevation has a slight four foot lightwell above the ground floor. It spans the middle three bays. Within that lightwell are seven windows per floor in a simple proportionate alignment. The south treatment is similar with a four foot lightwell above the ground floor and spanning the middle seven bays. Here windows are paired, ten per floor. In the westernmost bay, a single window has been cut into the party wall at the second, third and fourth floor, while the second and third windows from the east within the lightwell have been infilled as part of the seismic upgrade. Windows are consistent on the two facades, two over two, wood-frame, wood-sash double hung. At the base, as the building now opens onto a surface parking lot, additional shear support and modern doorways have been inserted.

**Interior:** The Hotel Montgomery is four stories plus two mezzanines. The ground floor is approximately 15,000 square feet. As designed and today, the ground floor has hotel reception, restaurant and public rooms. The first mezzanine, which is 2,310 square feet, is modern, located at the southwest and houses hotel offices. The second mezzanine, on the same level and located over the hallway, is roughly 22 feet square and originally served as a Ladies Writing Room that opens to a deck in the lightwell. Floors 2, 3 and 4 are nearly identical, with guest rooms arranged off a double-loaded "H" form corridor that runs east-west and included a second hyphen at the west.

## National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara, California

Section number 7 Page 4

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As originally designed, the first floor had an "L" shaped hallway running west from the center of the east façade to a point just west of center and turning 90 degrees north to the entrance on the north façade. This hallway features a mosaic marble floor, elaborately detailed walls in the classic design and high coffered or beamed ceilings. At the point where the hallways meet was the front desk, facing north with transom light above. Opposite, facing east, is a pair of elevators with the stairs to the second floor further north. North of the stairs is the original bar, again with classic detailing and beamed ceiling. A dining room and kitchen are then located to the west (with the kitchen located at the southwest corner). The area flanking the hallway from the east was divided into four equal sized storefronts, two each on the south and north of the hallway.

Today, the hallway with front desk has been substantially returned to its original design. The bar area to the north has been adapted as a sitting lobby, retaining and rehabilitating the classic finishes. The restaurant area has been adapted as modern hotel reception and ADA-accessible public bathrooms. The former kitchen area now functions as back-of-the-house operations for the hotel.

On the east side of the building, two storefronts at the north have been transformed into a restaurant/bar area, while the area south has been adapted as a kitchen and meeting room.

In the hallway and sitting lounge, finishes are largely historic. Elsewhere, finishes are modern with wall to wall carpet over concrete, gypsum board or concrete demising walls, and acoustical tile ceiling.

At the mezzanine level, over the east hallway, the Ladies' Writing Room retains historic plaster finishes with classic detailing comparable in style to the first floor hallways but not as elaborate. These finishes have been rehabilitated. The second mezzanine located at the southwest corner was inserted into the original kitchen/dining room area; these finishes are modern.

Access to the second floor from the lobby was by two elevators with a companion stair wrapping around the elevator that opened to an elevator lobby approximately 22 feet north and south and eleven feet deep. An additional pair of stairs were located at the interior corners of the lightwell connecting the second, third and fourth floors. These stairs between floors 2-4 have been eliminated and new full height fire-rated stairwells inserted at the north and south one bay in from the east.

The second, third and fourth floors were originally and today essentially identical. When first built, the hotel featured forty-six rooms on each floor, each with a sink. Thirty-two were located along the



# National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara, California

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perimeter of the building and shared a common bath located between them. Five were located at the center rear along the west wall and three each flanked the elevator lobby, elevator and stair. These eleven rooms shared two common baths located behind the elevators. Across the elevator lobby and adjacent to the lightwell were three rooms. The outer two could be rented as singles with baths and the center with access to the communal baths, though interconnecting doors allowed them to be rented in a variety of suite combinations.

Today, while the essential floorplate has been retained, each floor now has 30 rooms, each with a private bath. At the north and south east are king suites; at the north and south west are junior suites. Finishes are modern with wall-to-wall carpet over concrete floors, gypsum demising walls and ceilings.

**Alterations:** Over the years, the exterior of the hotel above the first floor was left untouched though the ground floor storefronts were remodeled as tenants moved in. In 1917, a 2-story addition with ballroom and restaurants was located along the west wall. Beginning in the 1950s, deferred maintenance joined with outdated market position to begin the slow debilitation of the building. In the 1960s, the building was sold and adapted for SRO use. In the 1970s, the building was renovated with new storefronts and adapting the hotel into a 118-room apartment building, though subsequent complaints suggest improvements in the living units did not address mechanical, plumbing, electrical, fire or life safety systems. By the end of the 1970s, the upper floors were vacated, though the basement and first floor were used for offices. In 1989, the Loma Prieta Earthquake damaged the building's structural integrity and the building was vacated.

In 2000, the building was moved 186 feet south to its present location. That move included demolition of the 1917 addition and elimination of the basement. After moving, the building was then upgraded to current seismic, fire and life safety code. It was also rehabilitated as a federal historic preservation tax credit project using the Secretary of Interior Standards for Rehabilitation with particular attention focused on renovation of the exterior, first floor public spaces and upper floor corridor configuration. The project received its Final Certification of Completed Work in 2005.

# National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara County, California

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## Summary

The Hotel Montgomery, located at 211 S. First Street in San Jose, was designed by architect William Binder for developer Thomas S. Montgomery. The building is eligible under Criterion "C" as a superior local example of the commercial style. Character-defining features of the building include the elaborate cornice, balconies, and escutcheons. Classical design accents include modillions, dentils, scrolled brackets, egg and dart molding. The building represents the type of commercial building commonly constructed during the early 1900s in downtowns throughout the country and is one of a handful that remains in downtown San Jose. The period of significance is the date of construction, 1911. Although moved in 2000, the building remains eligible for listing on the National Register by meeting Criteria Consideration B for moved properties. The Hotel Montgomery retains sufficient historic features to convey its architectural values and retains integrity of design, materials, workmanship, feelings and association. In April, 2001, the City of San Jose designated the hotel a city landmark. In November, 2001, the National Park Service determined it eligible for listing on the National Register and it is listed on the California Register of Historic Places.

# National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara County, California

Section number 8 Page 2

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**The Hotel Montgomery is eligible for listing in the National Register under Criterion C for architecture as a superior surviving local example of the Commercial style.**

Designed by William Binder, the Hotel Montgomery is one of San Jose's first and earliest remaining poured-in-place reinforced concrete structures. While not a textbook example of a single style, it is an early, largely intact and increasingly rare local example of early 20<sup>th</sup> century commercial design.

The design can be loosely categorized as an amalgam of Beaux Arts, Neo-Classical and Renaissance Revival styles. Notable design elements include a 3-story front-facing "U" shaped form atop a full parcel base. The base served to maximize commercial space with two retail storefronts flanking the hotel's west entrance, and the restaurant and bar east of the south entrance. The "U" allowed the creation of a Ladies' Writing Parlor on the mezzanine level opening onto a rooftop garden, framed by a wooden pergola. With subtle differences, the building is largely symmetrical, reading both vertically and horizontally. Decoration includes a prominent cornice of modillion blocks and multiple layers of moldings that include a dentil and ball and dart course. The frieze is decorated with a geometric bas-relief motif and elaborate pendant-type escutcheons hang from the frieze. There is another course of molding below the wide frieze. Prominently featured are neo-classical balconies under the center set of windows on the north and south ends of the "U", with an open balustrade made up of concrete spindles. The balconies are supported by pairs of scrolled brackets. The interior also displays classic stylistic references in details such as the egg and dart trim, box beam ceilings, ornate pilaster capitals. Not only are these features displayed on the first floor, but they continue on the upper floors, though in a simplified manner. Today, this design is largely intact. The primary change is at the storefront level, which had been renovated over the years; under the present renovation, new storefront systems were installed that are compatible with the overall design.

At the time of the Montgomery's construction (1911), the commercial style had just appeared in San Jose. The city was still rebuilding from the affects of the 1906 earthquake. While many of the new downtown structures were low-rise masonry, typically three-story with ground floor storefronts, the commercial style of the 1907 Garden City Bank heralded a new sense of scale, massing and design. This commercial style had gained popularity on the east coast and Midwest at the beginning of the third quarter of the 19<sup>th</sup> century. Particularly Chicago was considered an area where the designed gained great favors. On the west coast, the style appeared later, beginning in the first decade of the 20<sup>th</sup> century. In chronological terms, the 1911 Montgomery was the city's second major investment in the style. Six years later appeared the third major

## National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara County, California

Section number 8 Page 3

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example, the 1917 Twohy Building.

All three works were the products of William Binder, considered to be the city's first major modern architect and certainly it's most prolific in the first two decades of the 20<sup>th</sup> century. In appreciating both the consistency of the scale, massing, setting and form and the variety of motifs and decorations, it is worthwhile to compare the three buildings. The 1907 Garden City Bank Building was the city's first skyscraper and the first steel-frame building. Despite the light-weight construction, the bank design is heavy in tone and beaux art in detailing. As noted earlier, the 1911 Montgomery is a four story reinforced concrete building, heavy in feel with extensive classic and renaissance decoration. The 1917 5-story steel frame Twohy Building, sheathed in terra cotta, features a classic motif with lighter materials and design for a medical office building.

All three buildings feature a similar commercial style organization and massing. They are all built to the lot line with no landscape. And they all feature ground floor storefronts defined by the structural bays. That said, each building featured a varied collection of motifs and decorations.

The 1920s saw the consolidation of the style, including the 1925 St. Claire Building and 1926 Commercial Building. The decade, however, also saw new styles appeared including art deco in the 1927 Medico-Dental Building and the 1931 DeAnza Hotel. The city also embraced the Spanish Colonial Revival style with the Hotel Sainte Claire, constructed in 1926, and the Civic Auditorium in 1934.

While the late 19<sup>th</sup> century downtown areas at the north end of First Avenue has been recognized in the National Register, the early 20<sup>th</sup> century downtown area at the south end has experienced extensive redevelopment and loss of historic fabric. Beginning in the 1960s, government sponsored redevelopment led to wholesale changes in the area, particularly along the east-west axis from the Civic Center to San Jose State University. This redevelopment included the rise of full-block and superblock residential complexes, performing art facilities, retail malls, plazas, hotels and courthouses. Despite this wholesale redevelopment, all three of the early commercial style buildings survive: The Garden City Bank, the Hotel Montgomery and the Twohy Building – though only the last has been listed on the National Register. So too do several examples from the 1920s, including the St. Claire Building, Commercial Building and Bank of Italy – though none of these either have been listed. The Montgomery is an important and early remnant of the commercial style and should be recognized as such.

# National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara County, California

Section number 8 Page 4

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## *Criteria Consideration B: Moved Properties*

In 2000, the Hotel Montgomery was moved 186 feet south. As such, a nomination to the National Register must address Criteria Consideration B. As detailed in National Register Bulletin 15, *a property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.*

In 2001, subsequent to the move, a Part 1 – Evaluation of Eligibility was submitted to the California Office of Historic Preservation. The state asserted that the moved building appeared to meet the National Register criteria. In that evaluation, the Office of Historic Preservation argued that the building is a good representative example of turn of the century design and that the building is eligible under Criteria C. The National Park Service in November 2001 approved the Part 1 application.

## Applying Criteria Consideration B: Moved Properties

*Eligibility for Architectural Value: A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling and associations . . . moved properties must still have an orientation, setting and general environment that are comparable to the property's significance.*

The Hotel Montgomery meets Criteria Consideration B. The building retains sufficient historic features to convey its architectural values, retains integrity of design, materials, workmanship, feeling and association, and has an orientation, setting and general environment comparable to the property's significance.

The Hotel Montgomery is significant under Criterion C for its architecture as a strong early representative example of San Jose commercial design in the 1910s. Character defining features include a 3-story front-facing "U" shaped form atop a full parcel base which served to maximize commercial space with retail storefronts flanking the hotel's entrances on both the west and south. Exterior and interior decoration is classical.

At the time of construction, the 1911 Hotel Montgomery represented the second major expression of the Commercial style in San Jose. The first was the 1907 Garden City Bank Building. Subsequent to the Hotel Montgomery was a third major expression, the 1917 Twohy

## National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara County, California

Section number 8 Page 5

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**Building.** All three buildings feature a similar commercial style organization and massing. They are all built to the lot line with no landscape. And they all feature ground floor storefronts defined by the structural bays. That said, each building featured a varied collection of motifs and decorations. Subsequent to the Twohy Building, San Jose architecture trended toward revival styles, as Spanish Colonial, and toward the Art Deco style.

Significant as an important surviving local example of the commercial style, the relocation of the Hotel Montgomery had no negative impacts on the architect values of the building. The critical fundamental elements of massing and organization remained intact. The renovation was completed under the Secretary of Interior's *Standards for Rehabilitation* and allowed the building to be seismically upgraded and the exterior substantially repaired. The only major alteration was at the storefront level, which had been replaced entirely in the 1970s. Secondly, the relocation resulted in the demolition of the 1917 addition to the hotel, which though unfortunate was not primary to the building's significance.

In addition to retaining enough historic features to convey its architectural values, the building retains integrity of design, materials, workmanship, feeling and association.

Design: *Design is the combination of elements that create form, plan, space, structure and style of a property.* The move did not alter these aspects of the building's design and the associated rehabilitation was completed adhering to the Secretary of Interior Standards. The hotels form, plan, space, structure and style remain intact.

Materials: *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property . . . A property must retain the key exterior materials dating from the period of significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved.* The building's exterior facades and key decoration have been retained. The building was rehabilitated adhering to the Secretary of Interior Standards, certified by the Park Service on March 4, 2005.

Workmanship: *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* Pertaining largely to artisan labor, the integrity test is not particularly germane. That said, the moved building retained critical design elements that include exterior cast stone and wood decoration, as well as select interior detailing. The relocation did not have any impact on the building's

## National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara County, California

Section number 8 Page 6

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workmanship.

**Feeling:** *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.* The Hotel Montgomery continues to reflect its period of significance. A comparison of photographic images of the building upon completion and today bear marked striking similarities. It is for this reason that the community recognized the relocated and renovated hotel as a city landmark.

**Association:** *Association is the direct link between an important historic event or person and a historic property.* The Hotel Montgomery is recognized for its architectural, not associative values. That said, those values relate to architecture in the city and specifically in the downtown. The relocation moved the building 186 feet to the south, retaining the setting and orientation within the downtown context.

The building retains an orientation, setting and environment that are comparable to those of the historic location and are compatible with the building's significance. Moved 186 feet to the south, the building retained its primary orientation to First Street. With a broad hardscaped area to the north, the new site offers an appropriate setting for the north façade that once faced onto San Antonio. The building remains well within a downtown environment.

The relocated hotel meets Criteria Consideration B.

### History of the Hotel<sup>1</sup>

*The Hotel Montgomery is destined to become one of the landmarks of the City and will contribute in making San Jose one of the most magnificent cities on the Pacific Slope.*

Louis Oneal, July 22, 1911<sup>2</sup>

*The construction of this building means a new and great San Jose and is going to contribute in*

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<sup>1</sup> The history of the hotel is drawn primarily from: Jack Douglas, "The Montgomery Hotel: Social Center of South First Street," published in the History Museums of San Jose News (January, 1997); Jack Douglas, Historical Footnotes of Santa Clara Valley (San Jose: San Jose Historical Museum Association, 1993); Jack Douglas, Historical Highlights of Santa Clara Valley (San Jose: San Jose History San Jose, 2005), and by Sanborn Maps from 1891, 1915 and 1950.

<sup>2</sup> San Jose Mercury and Herald, July 23, 1911.

## National Register of Historic Places Continuation Sheet

Hotel Montgomery  
Santa Clara County, California

Section number 8 Page 7

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*making San Jose the first of California cities.*

Mayor Charles W. Davidson, July 22, 1911<sup>3</sup>

At the turn of the twentieth century, San Jose was a rapidly growing agricultural distribution center of 21,500. (For context, San Francisco, fifty miles to the north, was the country's 9<sup>th</sup> largest city at 342,782.) Rail lines crossed the Guadalupe River at the north end of town near Bassett Street with packing and shipping houses clustered along both sides of the rail in the blocks to the south of the Market Street passenger station. Roughly six blocks south of there, beginning near Santa Clara Street, was the town's commercial center. That center generally followed the north-south spine of First Street and extended south towards San Fernando Street.

The 1906 San Francisco Earthquake, with its epicenter south near Daly City, devastated the few large buildings in San Jose. The all-brick Agnews Asylum (later Agnews State Hospital) suffered possibly the worst damage in the San Jose area, killing over 100 people as the walls and roof collapsed. The 8-year-old San Jose High School's three-story stone and brick structure also collapsed, and many other buildings were severely damaged.

It was during this era of reconstruction following the earthquake that Thomas S. Montgomery envisioned a new downtown San Jose, one centered three blocks to the south of Santa Clara at First and San Antonio Streets. As described below, Montgomery, considered by some to be San Jose's greatest developer and civic leader, was a self-made man. His first development project was the Garden City Bank Building in 1907. Located at 101 S. First Street, with a corner entrance at San Fernando Street, the building was at the south end of the current downtown, a block west of the post office and two blocks north and west of City Hall. At 7-stories of steel frame construction, the Garden City Bank Building was the City's first "skyscraper".

As the Garden City Bank was being finished, Montgomery's Conservative Realty Company purchased the site of the McKengies Foundry, a full block hodge-podge collection of small one story wood buildings and shacks. The block site was bounded by San Antonio Street on the west, San Carlos on the east, Market on the south and First on the north. City Hall was located adjacent to the block at the southeast, and his Garden City Bank Building was a block north.

The first building on the block, located at First and San Antonio, the hotel was to be the starting point and epicenter of Montgomery's vision for a new San Jose downtown. The project began

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<sup>3</sup> Ibid.



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with considerable ceremony, a formal ground-breaking ceremony on St. Patrick's Day, March 17, 1910, photographed and prominently posted in the San Jose Mercury News. Many were skeptical of the project. The City already boasted the Vendome and the recently renovated St. James, both first class hotels and both considerably closer to the train station.<sup>4</sup>

The architect for the project was William Binder. Binder had only recently completed the design for Montgomery's Garden City Bank building and several high-profile projects, including updating the St. James Hotel, Hall of Justice, Library and Unique and Jose Theaters.

Plans were completed just prior to ground-breaking. The building was to be San Jose's first totally fireproof building, constructed of reinforced concrete -- in 1910 still a rather innovative construction technique. It would feature building entrances off both First and San Antonio Streets leading to opulent neo-classical lobby halls that met at a central reception desk. Along the east side of the building was a grand dining room with adjacent bar. Along the First Avenue façade were four storefronts. It featured 140 rooms, of which 120 would share a semi-private bath. The hotel would feature "firsts" for San Jose including built-in electric circuits for lighting, fans and elevators and in-room telephones. Targeted to the business traveler, large sample rooms were located in the basement, while the lobby featured long-distance telephones.

Construction proceeded at a reasonable, though not particularly fast pace. The four-story building was completed in a year and a half. When completed, Montgomery complemented built-in amenities with programmatic ones that include automobile service to and from every train and an on-staff public stenographer. It also included an opulence in furnishings second to none in San Jose. In total, the hotel cost \$250,000, plus another \$40,000 in fixtures and furnishings. Rooms rented out at \$1.50 a night with bath and \$1.00 without -- shortly to be raised by a \$1, making the hotel the most expensive in the city.<sup>5</sup>

Billed as "San Jose's Newest, Largest, Grandest Hotel," advertisements promoted its location as "in the heart of San Jose." The lobby was "cheerful and restful." The dining room was richly furnished and carpeted with service "unsurpassed anywhere". And "no hotel in the west offers more inviting sleeping apartments with hot and cold running water, steam heat, electric lights, telephone and closet in every room. "The traveling public will find this one of the most

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4 San Jose Mercury and Herald, March 20, 1910.

5 San Jose Mercury and Herald, July 23, 1911

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comfortable hotels in the west.”<sup>6</sup>

The hotel opened with a “brilliant reception” on Saturday evening, July 22, 1911. “Seldom have the people of San Jose witnessed such an auspicious occasion in this city as marked by the formal opening of the Hotel Montgomery last night.” Newspaper advertisements preceded the opening by several days inviting “everyone to be present and inspect” “San Jose’s newest and most modern hostelry.” The lobby was fitted with flowers from Montgomery’s supporters. The largest arrangement was done in a pattern of Montgomery’s coat of arms. An elaborate banquet was prepared for well-wishers and the general public, with the D’Ablaing Orchestra providing the music.<sup>7</sup>

Montgomery followed the hotel with a cluster of new buildings along the block of South First Street. These included the 3-story Robinson & Son’s Furniture Store, Russ Hotel, Douglas Apartments, Theatre DeLuxe, Masonic Temple, Twohy Building, Hippodrome Theater and the headquarters of the California Prune and Apricot Growers, a grower’s cooperative that included Thomas Montgomery as a founder and is now known as Sunsweet.

With such development occurring around it, the Hotel Montgomery then expanded eastward with a \$50,000 two-story annex in 1917 (now demolished). As with so much of the development in this area, the architect was William Binder. This expansion, which occupied one city lot, included a large banquet hall, private dining room, a quick service restaurant and an upper story sample room.<sup>8</sup>

By the end of the decade, with hotels, office, apartments, two major theatres and complementary automobile garages, Montgomery had succeeded in creating a commercial core at the 200 block of South First Street. In the following decade, the commercial importance of the block continued to grow. “O’Brien’s,” a popular restaurant, relocated to the hotel and its Pompeian Room became a regular meeting place for the Chamber of Commerce, Rotary, and other civic groups.

South First continued to prosper into the 1920s. Construction included the Sainte Clair Building in 1925, occupied by Appleton’s Clothing on the ground floor and medical professionals above, and the Hotel Sainte Claire, a \$750,000 hotel designed by Weeks and Day, the Fox California

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6 San Jose Mercury and Herald, July 21, 1911

7 San Jose Mercury and Herald, July 23, 1911

8 San Jose Mercury Herald, December 23, 1917.

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Theater and the Hale Brother's Department Store in 1931. The area continued to prosper into the 1930s and 1940s.

In 1942, Montgomery sold the hotel for \$700,000. Aging infrastructure, the rise of the automobile, the rise of the suburbs and changing consumer patterns all undermined the viability of downtowns in the decade following World War II. The experience of San Jose was typical and the entire downtown declined in the 1960s.

In the 1960s, the hotel became a single residency hotel and by the 1970s, low income studio apartment hotel. It was sold and resold, with upgraded finishes, but little investment in mechanical, plumbing or heating systems. Conditions in the building continued to deteriorate and by the late 1970s, the upper floors were no longer inhabited due to failing heat and water systems. Subsequently, the ground floor was used for offices by the Redevelopment agency with the San Jose Transit Mall office in the basement. In 1989, the Loma Prieta earthquake damaged the building and it was closed.

In 1991, the San Jose Redevelopment Agency budgeted \$6 million for the renovation of the Hotel Montgomery. Shortly thereafter, the Novell Corporation began exploring the potential redevelopment of the entire block as the site for a two-building high-rise office complex. Novell's interest waned, but in 1997, The Fairmount Hotel owners proposed an expansion of the hotel across San Antonio for 300 additional hotel rooms and 36,000 square feet of retail – a proposal that eventually came to completion in 2002. To make way for the new building, the existing Hotel Montgomery either had to be demolished or moved. In January 2000, the hotel was relocated 186 feet south of its original location. Subsequently, the hotel was rehabilitated using federal historic preservation investment tax credits and reopened in its new location in 2005.

The project received considerable recognition. In December, 2000, it received the Governor's Historic Preservation Award. In April, 2001, the City of San Jose designated the hotel a city landmark. In November, 2001, the National Park Service determined it eligible for listing on the National Register and it is listed on the California Register of Historic Places. Finally, in 2005, it received the Golden Nail Award, awarded by the San Jose Downtown Association's Beautification, Historic Preservation, Architecture and Design Committee.

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Developer: Thomas S. Montgomery (1856-March 24, 1944):<sup>9</sup> The developer of the Hotel Montgomery was Thomas S. Montgomery.

Thomas Seymour Montgomery was born in Edenvale, California, ten miles south of San Jose, on November 5, 1855. His mother was an Ohioan by birth. His father, a Virginian. His father had moved to the valley as a farmer and stockman in 1854, but shortly lost everything. At the age of 14, Thomas Montgomery worked as a newsboy for the "Daily Independent" and later the "San Francisco Chronicle". He also herded sheep in Indian Valley in Monterey County, saving enough money to complete his education at the Santa Clara street school. He followed with a course at Vinsonhale Business College. At the age of 18, Montgomery became an assistant teacher at the school, instructing in bookkeeping and arithmetic. He then entered the real estate and insurance business as an employee of Reed & Welch. In 1878, at the age of 22, he launched his own real estate company.

By the 1880s, because of a business daring solidly based in the potential for San Jose, Montgomery was in the forefront of the community leaders, taking a prominent part in promotional efforts which resulted in an unparalleled influx of settlers in 1886 and 1887. Montgomery was a leading proponent and organizer for the development of the Hotel Vendome. At the time, destination resort hotels were becoming common and Montgomery believed that San Jose should capitalize on the railroad access and natural beauty of the area. The opportunity came in the form of an 11-acre landscaped estate owned by San Jose's first mayor, Josiah Beldon, and located just south of the train station. The hotel was a rambling wooden structure in the Queen Anne style with towers, domes, verandas and balconies. Opening with a flourish on February 9, 1889, rooms filled immediately and the hotel became the social spot of the valley. To make the hotel even more appealing, it featured an indoor pool, bowling alley and 9-hole putting green. Within a short time, the Vendome came to rival similar resort hotels as the Del Monte in Monterey, Del Coronado in San Diego and Claremont in Oakland. Montgomery further capitalized on the Vendome by developing the estate of J. S. Hensley opposite the hotel.

Ten years later, Montgomery managed the sales of Naglee Park, San Jose's first planned upscale community. It was located on the 140-acre country estate of General Henry Naglee, well

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<sup>9</sup> Thomas Montgomery's biography is drawn primarily from: Jack Douglas, "The Montgomery Hotel: Social Center of South First Street," published in the History Museums of San Jose News (January, 1997); Jack Douglas, Historical Footnotes of Santa Clara Valley (San Jose: San Jose Historical Museum Association, 1993); Jack Douglas Historical Highlights of Santa Clara Valley (San Jose: San Jose History San Jose, 2005), and by his obituary in San Jose Mercury Herald, March 25, 1944.

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regarded in the late 19<sup>th</sup> century for its grounds landscaped by James R. Lowe, Sr. Located west of the downtown beginning at 11<sup>th</sup> Street, Naglee Park was developed by the Naglee Park Improvement Company, created by his decedents. The development was nearly entirely residential with a requirement that houses cost at least \$2,000. The development was also automobile-friendly with wider streets, curbs, driveways and garages. To encourage sales, several "spec" houses were constructed and Montgomery served as the sales agent. In these years, he pioneered the use of the installment plan for home sales, reaching an aggregate annual sales of \$2 million. Over the years, Montgomery would continue to transform land surrounding the city core into residential development.

In 1908, Montgomery built the Garden City Bank Building. Standing at 7-stories, it was San Jose's first skyscraper. Montgomery also served as a director at the bank, later as its vice president and finally as its president until it was acquired by Mercantile Trust Bank.

The Garden City Bank Building was the first project where he teamed with architect William Binder. Three years later, Montgomery began work on his namesake hotel, completed in 1911, again with Binder as architect. From then, construction moved rapidly in the South First Street district first south of San Antonio Street in the 1910s and then south of San Carlos in the 1920s. Prominent projects beside the Hotel Montgomery include the Twohy Building, Sunsweet Building, Sainte Claire Building, the Hippodrome Theater, the California Theater and the Sainte Claire Hotel.

In the 1930s, Montgomery played a defining role in the creation of San Jose's Civic Auditorium. Along with his wife, he donated the land for the building and worked to secure passage of a bond issue to allow for its construction. In recognition of his efforts, the City of San Jose named the theater portion of the building after him.

His prominence and success brought him wide recognition. During the term of Hiram Johnson as Governor, he was appointed to the state board of education. He was a delegate to the Republican National Convention which nominated Warren G. Harding in 1920, and was on the Hughes electoral ticket in California.

At the time of his retirement, when he went to reside in Saratoga, he was president of the Conservative Realty Company, owner of the Hotel Montgomery, president of the Sainte Claire realty company, owner of the Hotel Sainte Claire, President of the Jefferson Realty company, owner of the California Theater company, president of the Southern Development company,

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owner of the American theatre building, president of the San Tomas Realty Company, among other business and real estate interests.

Montgomery died March 24, 1944 at his home in Saratoga. He was a member of the Scottish Rite and Knights Templar and a charter member of the Lion's Club. He was also the oldest member of the Friendship Lodge of Masons, having joined in 1877. He served on the boards of Agnews State Hospital and the San Jose Normal College (later known as San Jose State University). He was survived by his wife and two children, Seymour Montgomery and Mrs. Coralie Montgomery Fritch.

Thomas Montgomery is represented in the National Register in the Twohy Building (210 S. First Street, San Jose) and the Hotel Sainte Claire (302 S. Market Street).

Architect: William Binder, Architect (March 17, 1871 – April 2, 1953)<sup>10</sup>: The architect of the Hotel Montgomery was William Binder, one of the most prolific of San Jose architects. He was the first local architect to construct commercial buildings with iron or steel reinforced techniques and was responsible for the designs of the bulk of San Jose's downtown buildings between 1900 and 1940.

William Binder (pronounced "Bender") was born on St. Patrick's Day, March 17, 1871 in San Francisco. His family moved to San Jose when Binder was a youth. At the age of 19, notably on St. Patrick's Day, he began his architectural career as an apprentice for local architect George W. Page. Page was 39-years old at the time. He had been born in Boston, attended the Massachusetts Institute of Technology, moved to San Francisco and ultimately to San Jose in the late 1880s.

Binder stayed with Page for seven years. During this time, Page's practice was primarily residential and church designs. In 1895, Binder joined J. Fairly Weiland as a junior partner with offices in the Porter Building on Santa Clara Street. The partnership lasted for two years with the bulk of the work being residential. In 1897, Binder established an independent practice with offices in the Rae Building.

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<sup>10</sup> William Binder's biography and body of work is drawn primarily from: Jack Douglas, "The Montgomery Hotel: Social Center of South First Street," published in the *History Museums of San Jose News* (January, 1997); Jack Douglas, *Historical Footnotes of Santa Clara Valley* (San Jose: San Jose Historical Museum Association, 1993); Jack Douglas *Historical Highlights of Santa Clara Valley* (San Jose: San Jose History San Jose, 2005), and by his obituary in San Jose *Mercury Herald*, April 3, 1953.

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One of his first projects was the renovation of the Saint James Hotel on North First Street at the site of the present day post office at St. James Park. The 4-story hotel was the city's first first-class hotel, constructed in the 1860s. With the opening the Vendome in 1889, the now thirty-year old property needed updating.

By the turn of the century, Binder had begun to establish a niche as a theater designer. He was responsible for the storefront remodeling that became Sid Grauman's Unique Theater on Santa Clara Street, destroyed three years later in the earthquake and perhaps best remembered as the site of Fatty Arbuckle's first theater performance.

Shortly after, Binder tackled the "The Jose" theatre, located at 64 S. 2<sup>nd</sup> and San Fernando Streets. Construction began in 1903 under the ownership of David Jacks, a Monterey Landowner who was the name sake of Monterey Jack cheese. The theatre was a popular showcase for stock companies and vaudeville acts. It is today San Jose's oldest theatre.

Binder's early career also received a boost from the Carnegie Library project and other civic buildings. In 1902, Binder designed the San Jose Main library, completed on June 6' 1903 (demolished). Shortly after, working with San Jose architect Charles S. McKenzie, he designed the Hall of Justice located on St. James Square; the sandstone structure was damaged in the earthquake and was eventually demolished. In 1908, he designed a mission-style firehouse at 61 N. Third Street. In 1912, Binder designed the Hollister Carnegie Library (NR: 375 5<sup>th</sup> Street, Hollister, CA). In 1959, the library closed and it now serves as the Hollister City Hall. Two years later, he designed the Pleasanton Town Hall at a cost of \$10,000 on land donated by the Pleasanton Women's Club. Finally, in 1916, he designed the Gilroy Fire Station.

The architect's practice took a major leap forward around 1905 when Thomas Montgomery asked Binder to design the Garden City Bank Building. Binder probably first met Montgomery around the Naglee Park development; Binder was handling several residential designs and Montgomery was handling sales. However, they met, in the Garden City building, Montgomery was offering Binder an enormous opportunity: 7-stories of steel frame construction, it was to be San Jose's first skyscraper and immediately one of the City's pre-eminent buildings. The Garden City Bank Building, now demolished, was located at South First and San Fernando Streets. (In 1909, the building became notable as the site of the world's first regularly transmitting radio station.)

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It was at this time too that Montgomery envisioned South First Street as a commercial center – and for this, he looked to Binder as his architect. The first project was the Hotel Montgomery, designed in 1910 and completed the following year as one of the city's first reinforced concrete structures. At the same time, at the south end of the block was the 3-story Douglas Apartments and Burrell Building. Shortly after, in 1913, came the DeLuxe Theater across the street. Later, in 1913, Binder designed the Theatre DeLuxe on First Street (230 South First). Fronting onto First Street, it was San Jose's first movie palace seating up to 1600. The DeLuxe was followed by the 5-story Twohy Building, the Hotel Montgomery annex and the California Prune and Apricot Growers Building, all in 1917. At this same time, south of the Montgomery, Binder designed and developed a two-story office building with William Boschken. Finally, working with Weeks & Day, he designed the Hippodrome Theater on the south side of the block. By the end of the decade, Binder had designed all but two buildings on the full block.

Binder was busy with other projects in the decade: A member of the Elks, he designed the Elks Building at North First and St. John Street near St. James Park; the three story building was completed in 1913. At the same time, he designed the YMCA at North Third Street and Santa Clara, again completed in 1913. In 1914, his design for the now demolished Muirson Label and Carton Company warehouse, at 425-35 Stockton Street was built on the east side.

With this workload, it was during this decade that he hired Ernest N. Curtis as a draftsman. With the entry of the United States in the First World War, Curtis joined the army; upon his return, Binder made him a junior partner.

Binder's reputation and work load continued to grow in the 1920s; during this time, Curtis also became more active in the firm's designs. In 1923, Binder designed the Christian Assembly Church at 72 N. Fifth Street; Binder took his design inspiration from Le Petit Trianon, the miniature chateau on the grounds of Versailles. Today the building is known as the Le Petit Trianon Theater. Later in the decade, Binder & Curtis designed the 10-story Commercial Building on North First Street as well as an addition to the San Jose Hospital, followed by a design for the Bank of Italy at 12 S. First Street, completed in 1927, and then by a Mausoleum at Oak Hill Cemetery in 1929. Throughout, Binder and later Binder & Curtis continued to handle upscale residential designs, represented by the 1922 Wilder-Hait House at 1190 Emory Street.

As work slowed in the depression, the 59-year old Binder went into semi-retirement and Curtis became the dominate principal in the firm. It was Curtis who completed the designs for the Civic Auditorium – which both represented a capstone for the firm and a formal passing of the torch



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from Binder to Curtis.

William Binder died on April 2, 1953 at the age of 82. He was a charter member of the San Jose Chapter of BPOE, a member of the Garden City Lodge of IOOF, and of the AIA. He was survived by his widow, five nieces and five nephews. He is represented in the National Register of Historic Places with two buildings: The Twohy Building (210 S. First Street, San Jose) and the Hollister Carnegie Library (375 Fifth Street, Hollister).

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National Park Service

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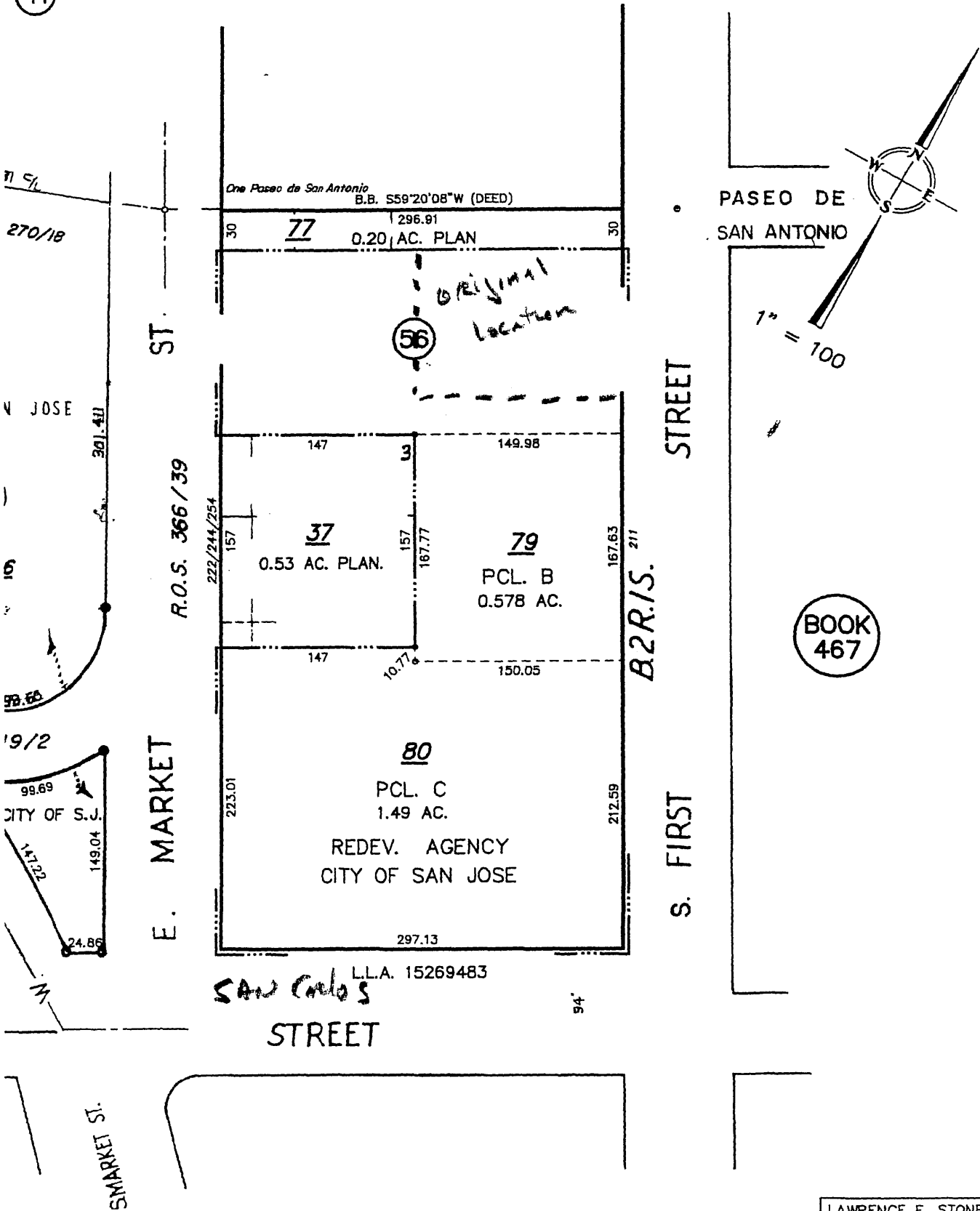
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1. Hotel Montgomery
2. Santa Clara, California
3. Heritage Photo
4. August, 2005
5. Heritage Consulting Group (1120 NW Northrup Street, Portland, OR 97209)
6. Direction of view (see Photo List below)
7. Photo # (see photo list below)

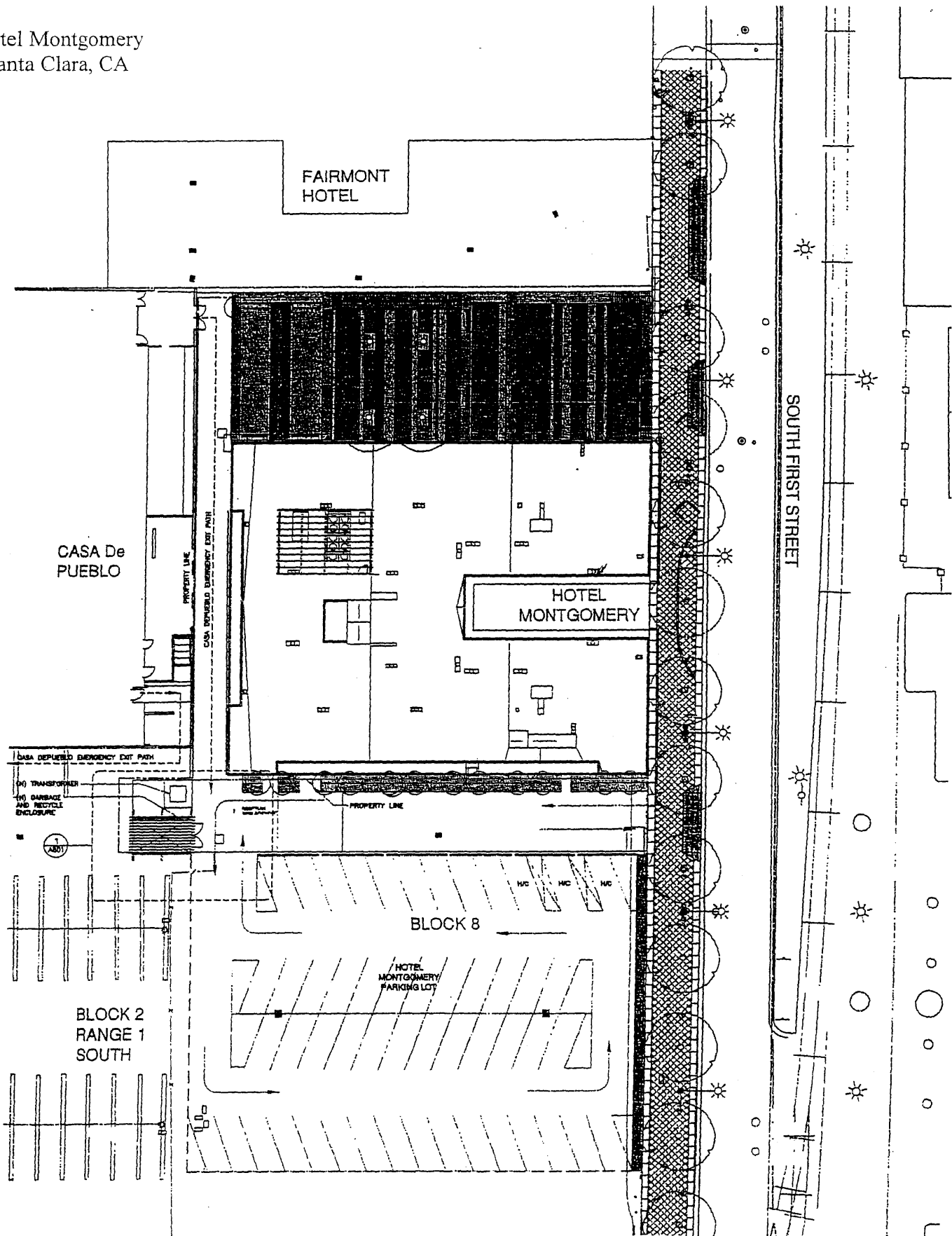
### Photographs

1. Exterior View, Looking E at W Façade from across 1<sup>st</sup> Street
2. Exterior View, Looking SE at W Façade from across 1<sup>st</sup> Street NW
3. Exterior Detail, Looking E at W Façade from across 1<sup>st</sup> Street, Exterior Trim
4. Exterior View, Looking NE at W Façade from across 1<sup>st</sup> Street, SW, Storefront Level/Entry
5. Exterior View, Looking S at N Façade from south end of block
6. Exterior View, Looking SW at E Façade from NE
7. Exterior View, Looking NE at S Façade, from across 1<sup>st</sup> Street SW
8. Interior View, First Floor Lobby, Looking N from S Entry
9. Interior View, First Floor Lobby, Looking E from W-Center
10. Interior View, Mezzanine Ladies' Writing Room, Looking NW from SE corner of room
11. Interior View, Second Floor N-S Hallway, typical
12. Interior View, Second Floor, Room 219, Guest Room – typical
13. Interior View, Second Floor, Room 219, Bathroom – typical
14. Exterior View, Looking SW at E Façade from NE

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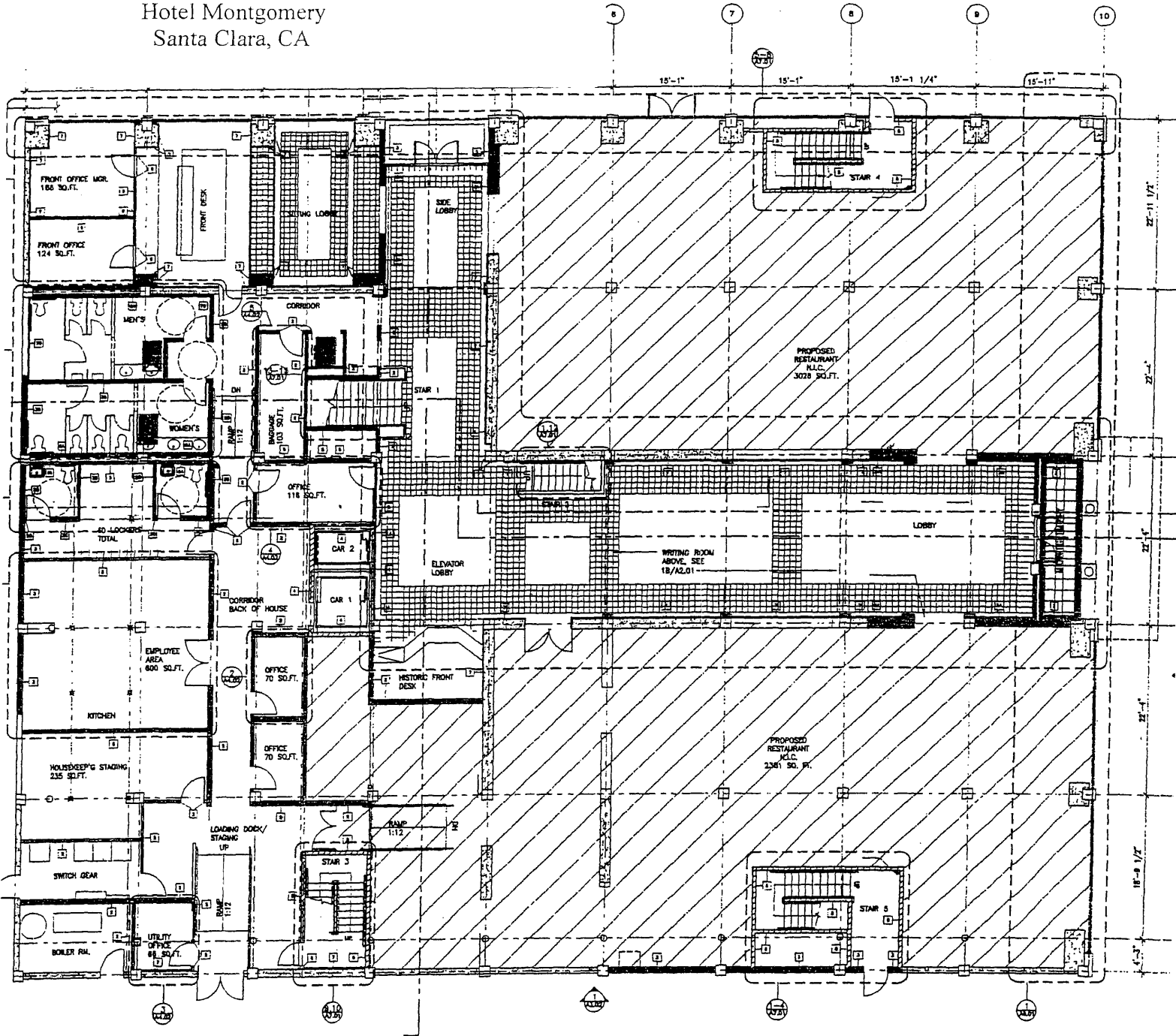
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Santa Clara, CA



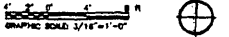
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Hotel Montgomery  
Santa Clara, CA

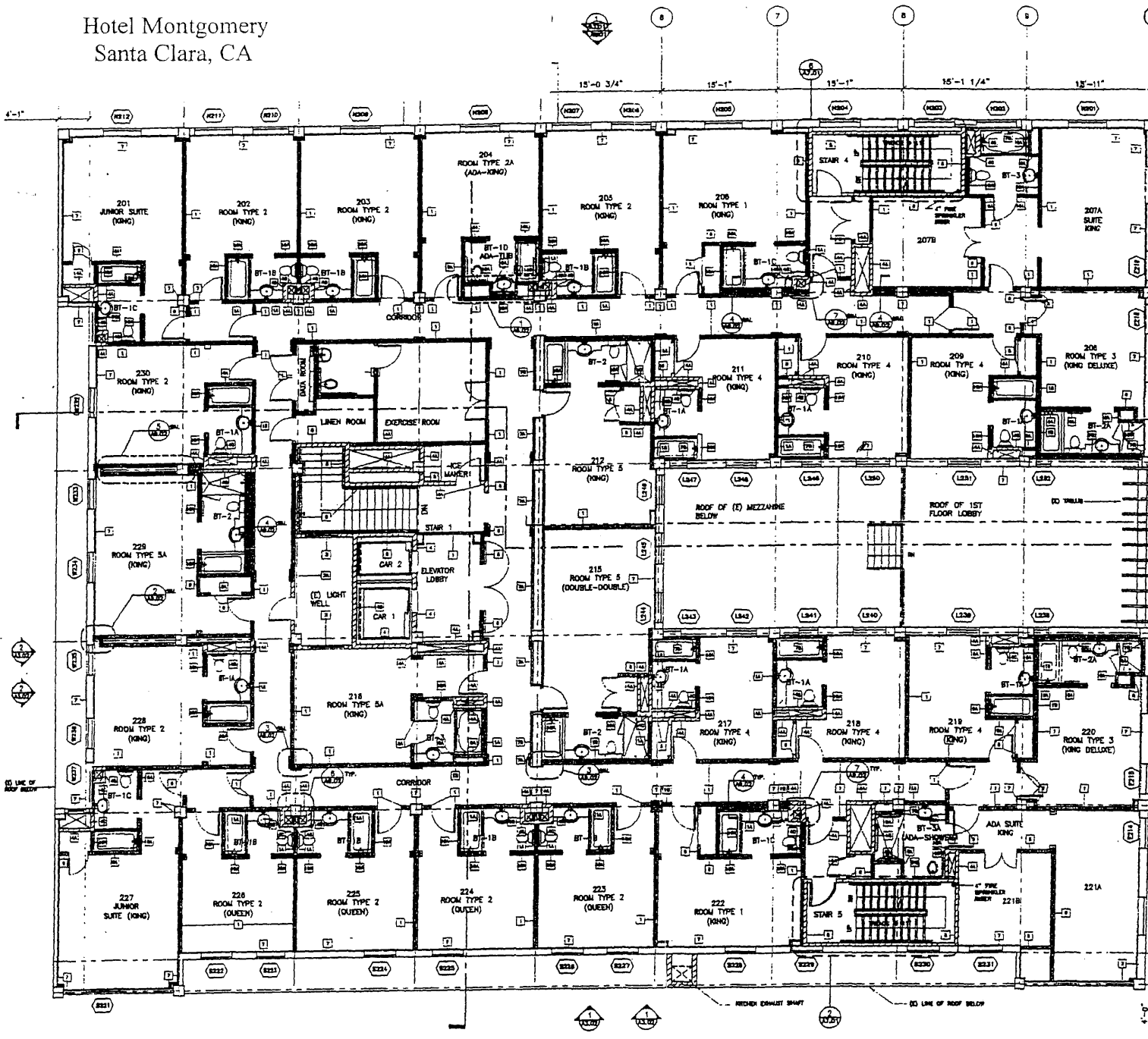


1 FIRST FLOOR PLAN  
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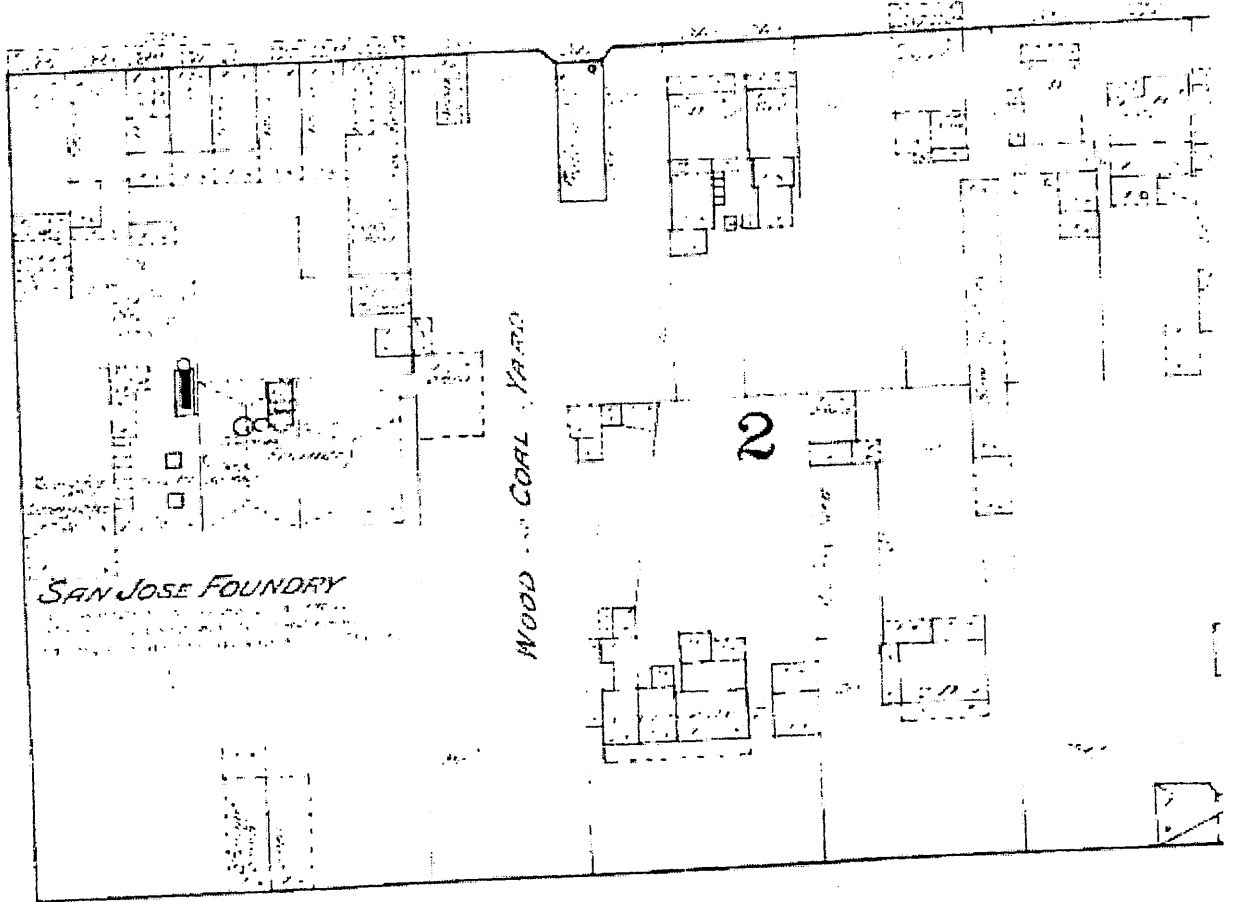
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GRAPHIC SCALE 3/16"=1'-0"

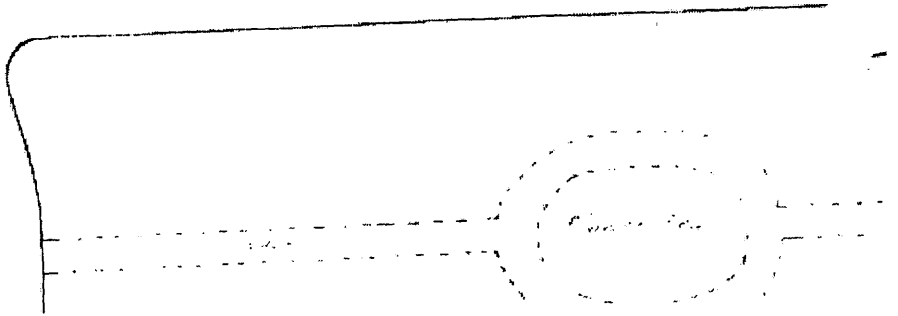
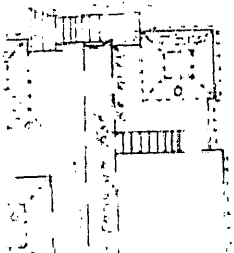
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STREET

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STREET



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