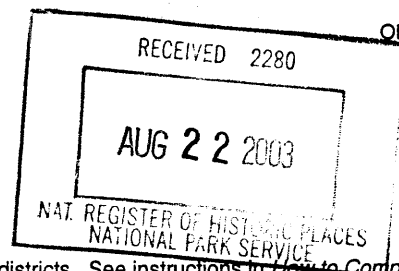


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



989

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 Twohy Building

other names/site number El Paseo Building

2. Location

street & number 210 South First Street NA not for publication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.)

K. M. Well

8/25/03

Signature of certifying official/Title

Date

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): _____

E. Beall

Signature of the Keeper

10/6/03

Date of Action

Twohy Building
Name of Property

Santa Clara County, California
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)
 private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)
 building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)
COMMERCE/business
HEALTH CARE/medical business/office

Current Functions
(Enter categories from instructions)
DOMESTIC/multiple dwelling
COMMERCE/TRADE

7. Description

Architectural Classification
(Enter categories from instructions)
LATE 19TH AND 20TH CENTURY REVIVALS:
Classical Revival

Materials
(Enter categories from instructions)
foundation: CONCRETE
roof: ASPHALT
wall: TERRA COTTA
other: CORNICE: METAL

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet

Twohy Building

Name of Property

Santa Clara County, California

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- 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 values, 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

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1917

Significant Dates

1917

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Binder, William

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

San Jose State Library, Special Collections

City of San Jose

Twohy Building
Name of Property

Santa Clara County, California
County and State

10. Geographical Data

Acreage of Property 31,250 square feet or 0.71750 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 10 598640 4132200
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert Jay Chattel, AIA, Susan J. O'Carroll, Francesca Smith, Christy Lombardo, Jenna Snow, Ming Yeung

organization Chattel Architecture, Planning & Preservation, Inc. date 4/11/2003

street & number 13322 1/2 Valleyheart Drive South telephone (818) 788-7954

city or town Sherman Oaks state CA zip code 91423

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name CIM/Twohy, LLC

street & number 6922 Hollywood Boulevard, Suite 900 telephone (323) 860-4900

city or town Hollywood state CA zip code 90028

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Twohy Building, 210 South First Street
Santa Clara County, California

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7. Narrative Description

The Twohy Building is located on the southeast corner of South First Street and Paseo de San Antonio (or Paseo, refer to Photograph 1, hereinafter 1) in a dense, urban setting, in downtown San José. It is positioned close to the corner, set back from South First Street by a sidewalk. Paseo was converted to a pedestrian street (date unknown), thus the Twohy Building north-facing storefronts open directly onto a wide pedestrian area. The surrounding building heights vary between three and four stories (1, I-III, Figure i-ii). The Twohy Building is a five-story, commercial building, configured in a square **C** in plan. It is eight bays wide on Paseo, and three bays wide on South First Street. The reinforced concrete building is finished in ivory-colored, glazed *terra cotta*, and is Classical Revival in style. The Twohy Building retains a high degree of integrity as few exterior alterations have been made since it was completed in 1917. A certified rehabilitation was completed in December 2002, converting the upper floor offices to 36 residential loft-type units.

The mid-rise Twohy Building is arranged in the classic base-shaft-capital composition with regularly spaced fenestration. Both visible sides of the building are arranged in A-B-A compositions. Along the long side on Paseo, equal bays feature sets of three large, double-hung windows, except the end bays, which are two windows wide (Attachment A, hereinafter A). A decorative fire escape at floors two through five marks the east bay (2). On the South First Street (west) elevation, the bays are three, four and three windows wide. A simple, classically inspired frieze comprised of alternating square and rectangular panels separates the first and second floors. The pedestrian level has contemporary storefronts (circa 1998), in the original bays. The storefronts have plain tiled bulkheads, large, fixed lights of glass, with black granite tile at the transom level (3). The metal extrusions are teal in color. There are five recessed, angled entrances on Paseo, a large recessed rear entrance on South First Street, and the main entrance is in the last (south) bay along South First Street (4). The contemporary (1998) main entry features a reinterpretation of the segmentally arched original entrance, including a solid transom, set against rusticated walls, with recessed pair of storefront doors (replaced 2002).

The terra cotta-clad shaft, or second through fourth floor bays, are separated by simple vertical bands with geometric panels. The vertical panel motif features alternating rectangles and rectangles-with-circles, framed by a continuous

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Twohy Building, 210 South First Street
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stylized rope design. At the ends of the ropes, stylized tulip forms mark the termination of the patterns. Below the window sets, there are plain, recessed spandrel panels (5). The same vertical panel pattern delineates the fourth and fifth (capital) floor bays, as well as the floors (horizontally), culminating at the cornice frieze, in simple, pointed cartouche forms with diagonal bands. The enriched cornice punctuates the composition and features a variety of elaborations: alternating double tulips with circle motifs, dentils, eggs-and-darts, repeating acanthus brackets, simple fascia and cresting with foliate swags, egg forms and plumed cartouches, set *in antis* at the corners (6).

The building wraps around a large, rectangular, interior light court, formerly with enclosed multiple, hipped skylights. Due to their poor condition, the skylights were removed (2002), although the curbs remain, enclosed in roofing material at the first floor roof (7).¹ On the second through fifth floors, large, nearly continuous, steel sash, two-over-two windows (awning-type) face the light court, providing light to the interior rooms (8).

On the interior, the L-shaped main lobby includes marble floors with matching base, marble finished walls, laid up smooth faced and coursed, and an ornamental, foliate, *cavetto* plaster cornice (9). The first floor lobby includes the original mail chute (collection box removed, date unknown) and metal-framed directory. The lobby plan dog-legs around two elevators (10). As part of the certified rehabilitation, the east elevator cab and mechanism was removed. A decorative glass and steel door from the basement was installed over the now-dormant elevator's doors. Also as part of the certified rehabilitation, a shear wall was added on the lobby south wall, narrowing the original width. Marble wall and base cladding and limited pieces of plaster ceiling cornice were carefully removed, Gunnite was applied, and the base, walls and plaster cornice were re-installed (a small amount of plaster was replaced in kind). At the rear of the elevator lobby, a simple doorway opens to a marble finished, narrow stair, which leads to the second floor. The stairs have decorative, classically-inspired, wrought iron railings and posts (11) and a small, rectangular glazed skylight (12), both featuring interpretations of the exterior rectangle-and-circle theme.

A decorative, interior scissor stairwell connects the second through fifth floors. The ornamental, open stair includes identical cast iron railings, posts and marble-finished treads and wainscoting (13). Similar original marble

¹ Although permits in San José's Department of Building, Planning and Code Enforcement were researched, other than tenant improvements from the 1920s and 1930s, only two alteration permits were located, both for re-roofing, dated 1957 and 1985.

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wainscoting (with wood trim) remains in the second through fifth floor hallways (14, 15). Hall floors are finished in small, square, mosaic tile with a distinctive decorative border. Most of the suite hall doors are two-panel, with large, obscure glass lights, many with original mail slots and tenant lettering (various dates, 16). All suite doors were retained as part of the certified rehabilitation, either reused or permanently closed in place and all new units feature at least one original re-used door. Above the doors, there are glazed, hopper-type transoms, many with similar fixed clerestory windows abutting (17). Interior suite-to-suite doors are predominantly single panel-types, and at corner suites, doors, doorways and alcoves feature round arches (18). The walls in the suites are plaster with simple wood chair rails and door surrounds. Typical of the period, the original public restrooms are furnished with marble stalls; wood, single panel doors; wall-hung sinks; some original toilets; tile wainscoting and hexagonal tile floors (19). The public men's rooms were re-used in the loft conversions as private unit bathrooms. The east exterior wall had CMU-infilled windows facing a recently constructed (date unknown) party wall (20). An additional utilitarian stair between the second and fifth floors was added at the east end (circa 1970s, removed 2002). A contemporary, compatible rear stair was built to comply with applicable building codes, and the CMU-infilled window-wall was covered in drywall (2002).

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Twohy Building, 210 South First Street
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8. Narrative Statement of Significance

The Twohy Building was determined eligible for listing in the National Register by the Keeper on August 5, 1981, under criterion C as it "embodies the distinctive characteristics of a type, period, or method of construction."

Designed by local architect William Binder, the Twohy Building is a remarkably intact example of a commercial building located in an area in which much of the surrounding buildings from the era have been demolished. While other commercial buildings once lined this block, and the San José Downtown Commercial District is located a block away, the Twohy building is now the only building of its type remaining in the vicinity. It appears significant at the local level of significance, the period of significance being 1917, the year of construction.

As the capitol of the Santa Clara Valley, San José has historically been its center of commercial and financial activity. The early economy of Santa Clara Valley was agriculturally based with San José serving as the commercial hub, "reflecting the emergence of the American city."² Development in San José can be roughly divided into two periods, the agricultural boom years in the 1880s, and the period of urban development from 1906 to 1929. By the end of the 1880s, Santa Clara and South First Street were the focus of San José's downtown business activity. Local resident, Thomas S. Montgomery (1855-1944), who was posthumously hailed as the "Father of South First Street,"³ encouraged and influenced growth along the South First Street corridor from the turn of the 20th Century until 1929. This area had previously been almost exclusively residential and considered the outskirts of town, but became the city's foremost business address during the early part of the 20th century. The Twohy Building was constructed midway through this latter period of San José's development as an urban center. Other notable buildings that remain from this period are the Bank of America Building (1927, 12 South First Street) in the San José Downtown Commercial District, San José Building and Loan (1927, 81 West Santa Clara Street), the Sainte Claire Building (1925, 301 South

² Bonnie Bamberg, National Register of Historic Places Nomination Form, "San José Downtown Commercial District." February, 1981, 3.

³ "T.S. Montgomery Dies" *San José Mercury News* 25 Marcy 1994, 1.

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Twohy Building, 210 South First Street
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1st Street), the Old YMCA (c.1913, corner of Third and Santa Clara Streets), and El Paseo Court (c.1920s, 42 South First Street).

The Twohy Building was designed by notable local architect William Binder (1871-1953) (A). With his partner Ernest N. Curtis (1888-1956), he designed some of the most prominent buildings in San José between 1917 and 1952.⁴ The designers were aptly described by distinguished local historian Jack Douglas as working “with great skill in producing a multitude of pleasing designs in a variety of styles that put a stamp of distinction [on San José].”⁵ Binder served as an advisor to Thomas S. Montgomery’s Conservative Realty Company in their development of South First Street, designed most of these projects and encouraged construction of “fireproof” buildings.⁶

At its completion, the Twohy Building was owned by nationally prominent Judge John W. Twohy (1854-1927). Judge Twohy was a first generation Irish-American, who had a successful career in law and politics in the Midwest before he moved to the west coast in 1898.⁷ With his brothers James and Dennis (later with sons John, James, Robert and Phillip), Judge Twohy established Twohy Brothers Construction Company⁸ (Twohy Brothers), specializing in design and heavy/civil construction of railroads, bridges, tunnels, and public works projects, as well as manufacturing railroad cars, World War I “Victory” ships, and ownership of railroads. In 1906, the Twohy family relocated to San

⁴ A partial list of Binder and Curtis’ work in San José includes: Carnegie Library (1903), José Theater (1904), Garden City Bank Building (1907, First and San Fernando streets, demolished 1970s), Lowell High School (1907), Douglas Apartment Building (1908, First and San Carlos streets), Montgomery Hotel and annex (1911 and 1917, 211 South First Street), YMCA Building (1913), Burrell Building (1913, South First Street, demolished), DeLuxe/Mission Theater (1913, 200 block of South First Street, demolished 1950s), Elk’s Building (1913, First and St. John streets), Twohy Apartments (1917), American/State/United Artists Theater (1919, 261 South First Street, demolished late 1970s), Christian Assembly/Petite Trianon (1923), Commercial Building (1926), San José Hospital addition (1926), and San José Civic Auditorium (1934). The auditorium is considered by many to be the firm’s finest work.

⁵ Jack Douglas, *Historical Footnotes of Santa Clara Valley* (San José: San José Historical Museum Association, 1993) 45.

⁶ “The Work of William Binder, Architect” *Architect and Engineer* July 1912, 89.

⁷ Cornelius Holgate Hanford, ed., *Seattle and Environs, 1852-1924* (Chicago: Pioneer Historical Publications Company, 1924), 138.

⁸ The firm was reorganized in 1910 as Twohy Brothers Company.

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José to construct the nearby Bayshore Cut-Off for Southern Pacific and supervise repairs to railroad bridges damaged by the San Francisco earthquake.^{9 10}

Both in design and stature, the Twohy Building pre-dates many design trends that later became popular in San José. Like other American cities at the beginning of the 20th century, historic revival styles, such as Classical and Renaissance revivals, grew in popularity for commercial building designs. The extensive use of historic revival styles grew out of the World's Fair Columbian Exposition of 1893 in Chicago. "From the cultural point of view one of the most important events in American history...What Americans saw at the Fair was noble order, something that they had not seen in their cities since the 18th century."¹¹ Use of historic revival styles is exhibited in other San José commercial buildings extant from this time period: Bank of America building is a thirteen-story, steel framed structure, clad in brick and terra cotta, designed in Classical Revival Style; and the St. Claire Building is a five-story commercial building, sheathed in terra cotta and designed in the Renaissance Revival style.

The Twohy Building was executed in a Classical Revival theme, using light-colored terra cotta cladding and large scale, classically-inspired detailing (A). Its Classical Revival elements include a heroically proportioned "Roman Corinthian entablature [,] ...rosette ...[embellished] frieze, dentils, egg-and-dart moldings, modillions, and a cornice ...[with a] crested floral motif."¹² The Twohy Building was one of the first so-called "skyscrapers" to be built in the growing South First Street district (I-III), after the seven-story Garden City Bank Building (1907), and the nine-story First National Bank (1910).¹³ The Twohy Building is an excellent representation of the once-popular Classical Revival style and has undergone few substantial exterior alterations.

⁹ Telephone interview with John Roger Twohy, grandson of John W. Twohy, Jr. and author of *Ten Spikes to the Rail*, by Francesca Smith, 5 March 2001.

¹⁰ John R. Twohy, *Ten Spikes to the Rail* (Jenner, CA: Goat Rock Publications, 1983) 54.

¹¹ David Gebhard, Rodger Montgomery, Robert Winter, John Woodbridge, Sally Woodbridge, *A Guide to Architecture in San Francisco and Northern California*, Second Edition (Santa Barbara: Peregrine Smith, Inc., 1973) 19.

¹² Maggi and Duval 1.

¹³ William F. James and George H. McMurry, *History of San José California*, (San José: Smith Printing Company, 1993)

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Twohy Building, 210 South First Street
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Over the past 30 years, most of the other buildings in the immediate area, built between 1905 and the 1920s were demolished as part of the city's redevelopment effort (B), while the Twohy Building remains. All but two of the buildings that lined South First Street in the 1920s, north of East San Carlos Street, have now been demolished (1, I-III, Figure i-ii). The now-relocated Montgomery Hotel is the only other building in the vicinity from the district's period of significance. Because the Twohy Building is located one full block south of the San José Downtown Commercial District, it was not considered for inclusion in the historic district. In a community where few commercial buildings from this period remain,¹⁴ the Twohy Building is an enduring and increasingly rare example of an early 20th century commercial building that retains an exceptional degree of integrity from its period of significance.

¹⁴ Note the large collection of buildings from that era lining the streets in Photographs 24-26 and Attachment B.

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Twohy Building, 210 South First Street
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9. Major Bibliographical References

Books:

Arbuckle, Clyde. *Clyde Arbuckle's History of San José*. San José: Smith & McKay Printing Co., 1986.

The Complete Marquis Who's Who. CD-Rom. New Providence, NJ: Marquis Who's Who, Inc., 1999.

Douglas, Jack. *Historical Footnotes of Santa Clara Valley*. San José: San José Historical Museum Association, 1993.

Hanford, Cornelius Holgate, ed. *Seattle and Environs, 1852-1924*. Chicago: Pioneer Historical Publications Company, 1924.

Jones, David W. Jr. *California's Freeway Era in Historical Perspective*. California Department of Transportation, 1989.

McKevitt, Gerald. *The University of Santa Clara: A History, 1851-1977*. Stanford: Stanford University Press.

Twohy, John R. *Ten Spikes to the Rail*. Jenner, CA: Goat Rock Publications, 1983.

Reflections of the Past: An Anthology of San José. Encinitas: Heritage Media Corporation, 1996.

Government and Public Documents:

Bamberg, Bonnie. National Register of Historic Places Nomination Form. "San José Downtown Commercial District." February, 1981.

City of San José. *Fairmont Hotel Expansion Draft Supplemental Environmental Impact Report (DSEIR)*. September 1997, attached memorandum by John Lusardi, Historic Preservation Officer, 17 August 1987.

Economic History. Ed, National Park Service. July 26, 2002.
<<http://www.cr.nps.gov/nr/travel/santaclara/economic.htm>>.

Maggi, F. and Duval, C., Dill Design Group. Department of Parks and Recreation form 523 for Twohy Building. 23 August, 2000.

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Interview:

Telephone interview with John Roger Twohy, grandson of John W. Twohy, Jr. and author of *Ten Spikes to the Rail*, by Francesca Smith, 5 March 2001.

Magazine and Newspaper Articles:

"Industrialist James Twohy Dies." *Los Angeles Times* 6 December 1976.

"New Store of the Owl Drug Company in the Twohy Building at First and San Antonio Streets." *San José Mercury* 15 April 1917: 7.

"Son of Pioneer Builder Dead." *San Francisco Chronicle* 9 August 1930: 3.

"Tunnels." *Southwest Builder and Contractor* 18 April 1924.

"T.S. Montgomery Dies." *San José Mercury News* 25 March 1944: 1.

"The Work of William Binder, Architect." *Architect and Engineer* July 1912: 89.

Unpublished Works:

Old Republic Title Company "Twohy Building, Chain of Title," 30 January, 2001.

Yeung, Ming. "The Twohy Building." Master's Thesis in Urban Planning from the University of California, Los Angeles, 2001.

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Twohy Building, 210 South First Street
Santa Clara County, California

10. Geographical Data

Verbal Boundary Description

The land referred to herein is situated in the County of Santa Clara, State of California, and is described as follows:

Part of Lot 2 in Block 2 Range 2 South of the Lyman Survey.
Assessor's Parcel number 467-46-030.

Boundary is further described in Attachment B.

Boundary Justification

The nominated property includes land historically associated with the Twohy Building.

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Photographs

Contemporary photographs (2001) were taken by Robert Jay Chattel and are noted as "RJC"
Negatives are located as follows:

Chattel Architecture, Planning & Preservation Inc.
13322 ½ Valleyheart Drive South
Sherman Oaks, CA 91423-3287
(818) 788-7954

Historic photographs were taken at various times. These negatives are located as follows:

San José State Library, Special Collections (SJS)
One Washington Square
San José, CA 95192

Jack Douglas (private collection, JD)
515 South 13th Street
San José, CA 95112

Contemporary photograph descriptions

1. Twohy Building, north (left) and west (right) elevations, view looking east from across South First Street (Paseo is on left side) (RJC)
2. East bay fire escape (north elevation), view looking southeast (RJC)
3. Twohy Building storefront, north elevation, view looking southeast (across Paseo) (RJC)
4. Twohy Building main entrance (altered 1998), view looking northeast (RJC)
5. West elevation, bay above main entrance, 2nd through 5th floors, view looking northeast (RJC)
6. North elevation, west bay, 4th and 5th floors (note cornice), view looking southeast (RJC)
7. Light court and skylights, view looking northeast (RJC)
8. Interior awning-hopper windows, looking toward light court, view looking southeast (RJC)
9. Lobby, note decorative cornice, and original directory, view looking northeast (RJC)
10. Lobby, elevator vestibule, view looking northeast (RJC)
11. 2nd floor stair hall (from lobby), note decorative railings and marble landing and treads, view looking northeast (RJC)
12. 2nd floor stair hall ceiling, decorative skylight (RJC)
13. Typical scissor stairwell (2nd through 5th floors), note railings and marble wainscoting/treads, view northeast (RJC)
14. Typical 2nd through 5th floor wainscoting, note transoms and clerestory, view looking northwest (RJC)
15. Typical 2nd through 5th floor hallway, note wainscoting, transoms and clerestory, view looking northeast (RJC)
16. Typical glazed suite-hall door, wood surround, chair rail, transom and clerestory (RJC)
17. Typical hall transom and hardware, clerestory (RJC)
18. Interior suite arched doors and doorways, typical at northwest corner suites, most floors (2nd through 5th) (RJC)
19. Typical 2nd through 5th floor bathroom (RJC)
20. Typical interior CMU-infilled window openings, northeast wall, view looking northeast (RJC)
view looking southeast (RJC)

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Historic photograph descriptions

I. Twohy Building, pre-1925, note Owl Drug Store and surrounding contemporary buildings, view looking southeast (SJS)

II. Twohy Building (center with awnings) 1925, note DeLuxe and California theaters (right), view looking northeast (JD)

III. Twohy Building (center right) and South First Street, circa 1929, view looking northwest (JD)

Figure i. Twohy Building (right), contemporary infill neighbor (left), view looking southeast (RJC)

Figure ii. Twohy Building (foreground, left), contemporary infill neighboring buildings (center and right) on South First Street

Attachment A. "Building for John Twohy" north elevation, William Binder, architect, revised August 1916

Attachment B. Annotated Sanborn Fire Insurance Co. Map of San José, CA (South First Street between Paseo San Antonio [San Antonio Street] and East San Carlos Street), dated 1950.

Attachment C. Chronology

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Twohy Building, 210 South 1st Street
Santa Clara County, California

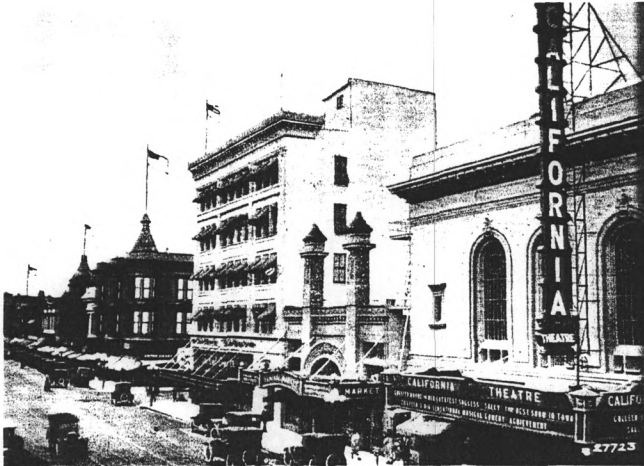


I. Twohy Building, San José, CA

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Twohy Building, 210 South 1st Street
Santa Clara County, California



II. Twohy Building, San José, CA



III. Twohy Building, San José, CA

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Twohy Building, 210 South 1st Street
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Figure i. Twohy Building, San José, CA



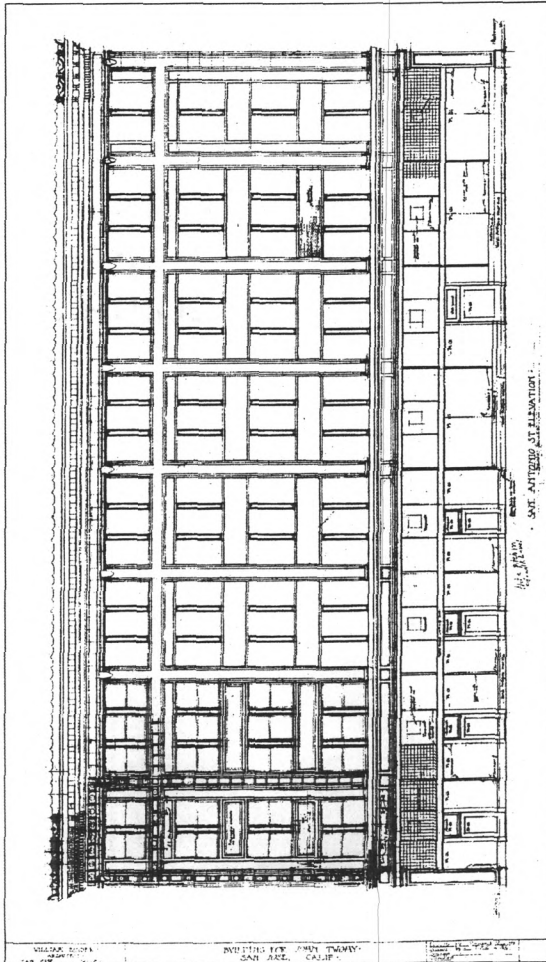
Figure ii. Twohy Building, San José, CA

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Twohy Building, 210 South First Street
Santa Clara County, California

Attachment A. Twohy Building, San José, CA

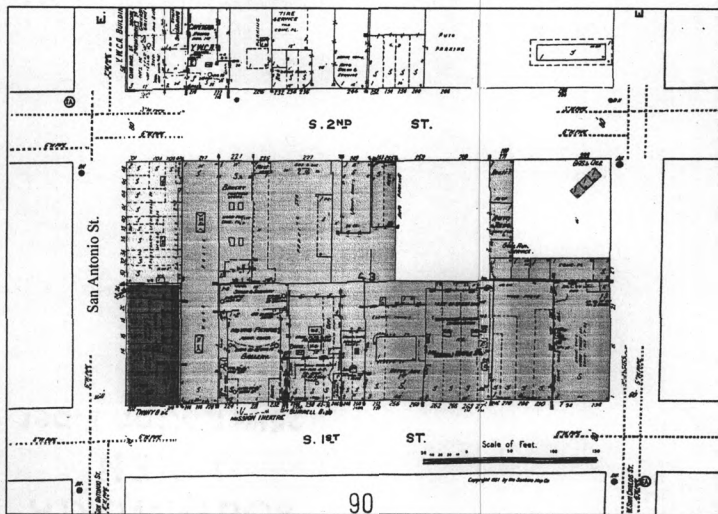


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Twohy Building, 210 South First Street
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Attachment B. Twohy Building, San José, CA



Annotated Sanborn Fire Insurance Company Map of San Jose, California (1950)

-  Twohy Building
-  No longer extant buildings



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Twohy Building, 210 South First Street
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Attachment C: Chronology

- February 1854 John W. Twohy, Jr.¹ (Judge Twohy) is born to Irish immigrants John W. and Lucy Casey Twohy, in Copper Harbor, Michigan.²
- November 5, 1855 T.S. (Thomas S.) Montgomery is born near Edenvale, California.³
- February 15, 1856 Judge Twohy's brother, James C. Twohy is born.⁴
- November 20, 1860 Judge Twohy's brother, Dennis D. Twohy is born.⁵
- 1877 T.S. Montgomery starts a real estate firm at the age of 22.⁶
- 1877 Judge Twohy is elected as county clerk and registrar of deeds in Copper Harbor, Michigan. He serves for two terms.⁷
- 1877 Judge Twohy marries Mary Jane "Agnes" Rogers.⁸
- March 23, 1881 Judge Twohy and Agnes' first child, a daughter, Mary Lucy Twohy, is born.⁹
- 1883 Judge Twohy passes bar exam in L'Anse, Michigan, and becomes prosecuting attorney for Keweenaw County (until 1884).¹⁰
- 1884 Judge Twohy and his family move to St. Paul, Minnesota, to be closer to other members of

¹ For the purposes of clarity, John W. Twohy, Jr. is hereinafter referred to as "Judge Twohy" in this document.

² Cornelius Holgate Hanford, ed., *Seattle and Environs, 1852-1924* (Chicago: Pioneer Historical Publications Company, 1924), 138.

³ "T.S. Montgomery Dies," *San José Mercury* 25 March 1944: 1.

⁴ John Roger Twohy, *Ten Spikes to the Rail* (Jenner, CA: Goat Rock Publications, 1983) 17.

⁵ Twohy 18.

⁶ "T.S. Montgomery Dies" 1.

⁷ Twohy 26.

⁸ Hanford 136.

⁹ Twohy 26.

¹⁰ Hanford 138.

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Twohy Building, 210 South First Street
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- the Twohy family. With J.W. Pinch, he establishes law firm, Pinch & Twohy.¹¹
- October 1885 Judge Twohy and Agnes' first son, John D. Twohy, is born.¹²
- 1887 T.S. Montgomery is a member of a group that develops the Vendôme Hotel in San José, California. This venture provides him with the capital to become a full-fledged real estate developer.¹³
- June 1887 Judge Twohy's firm, Pinch & Twohy hire Pierce Butler as a law clerk. Butler would later marry Agnes Rogers Twohy's half-sister and serve as Supreme Court Justice.¹⁴
- January 1889 Judge Twohy and Agnes' second son, James F. "Jim" Twohy, is born.¹⁵
- 1889 Dennis Twohy moves to Dakota Territory to build railroads near Rapid City. He implores his brother, James C. to join him and together, they form Twohy Brothers Railroad Contractors (TBRC) and return to Montana.
- 1889 TBRC's first projects are the Butte, Anaconda & Pacific Railway in Montana and the Washoe copper smelter at Anaconda. The completed smelter smokestack becomes the tallest ever built in the United States. The smokestack and the plaque commemorating the builders were later photographed and appeared in *Life*. Dennis and James C. Twohy become prominent figures in Montana as a result of the success of these projects. James C. Twohy becomes a member of the first Montana legislature.¹⁶
- 1890 Judge Twohy is elected as judge of the Municipal Court of St. Paul, Minnesota. He is elected for two terms but loses the third election.¹⁷
- 1890 Architect William Binder begins his career as an apprentice draftsman under local San Francisco architect, G.W. Page.¹⁸

¹¹ Twohy 28-29.

¹² Twohy 29.

¹³ *Reflections of the Past: An Anthology of San José* (Encinitas: Heritage Media Corporation, 1996) 141.

¹⁴ Twohy 33.

¹⁵ Twohy 29.

¹⁶ Twohy 30-32.

¹⁷ Hanford 139.

¹⁸ Jack Douglas, *Historical Footnotes of Santa Clara Valley* (San José: San José Historical Museum Association, 1983) 43.

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- March 1891 Judge Twohy and Agnes' third son, Robert E. Twohy, is born.¹⁹
- May 1897 Judge Twohy and Agnes' fourth son, Philip J. Twohy, is born.²⁰
- 1898 After practicing law for 15 years, Judge Twohy joins his brothers Dennis D. and James C. in Spokane, Washington, to form Twohy Brothers Construction Company (TBCC).²¹
- 1898 Construction company secures a contract to build rail line through British Columbia wilderness between the towns of Robson and Midway for the Canadian Pacific Railway.²²
- 1902 TBCC purchases controlling interests in Old National Bank of Spokane and appoints brother, Daniel W. as president. This allows TBCC to finance construction projects in-house.²³
- 1902 TBCC secures and completes projects in Montana, Idaho, Washington and Oregon that include dams, rail systems, and roadbeds. TBCC offices are maintained in Seattle, Portland, and San Francisco.²⁴
- 1906 San Francisco earthquake destroys San José High School, located at the corner of First and San Antonio streets in downtown San José, California.²⁵
- 1906 Judge Twohy moves his family to a second home in San José, California. Their move is partly in reaction to the earthquake, which damaged scores of railroad bridges in the region. TBCC repairs the bridges and was awarded the contract to design and build the Bayshore cut-off for the Southern Pacific Railroad. For the cut-off project the firm requires a local base of operation.²⁶

¹⁹ Twohy 29.

²⁰ Twohy 41.

²¹ Hanford 139.

²² Twohy 35.

²³ Twohy 39.

²⁴ Twohy 43-44.

²⁵ City of San José, *Fairmont Hotel Expansion Draft Supplemental Environmental Impact Report (DSEIR)*, September 1997, and attached memorandum by John Lusardi, Historic Preservation Officer, August 17, 1987.

²⁶ *DSEIR*, 54; and telephone interview with John R. Twohy, grandson of Judge John W. Twohy by Francesca Smith, March 5, 20

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Twohy Building, 210 South First Street
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- 1907 William Binder and T.S. Montgomery team up to construct San José's first steel-framed skyscraper, the Garden City Bank Building. The building becomes headquarters for T.S. Montgomery's enterprises and in 1909, the world's first regularly transmitting radio station.²⁷
- September 23, 1908 Brother, James C., one of the original TBCC partners, dies in Pasadena, California.²⁸
- September 19, 1909 Brother, Dennis D., dies in Spokane, Washington, leaving Judge Twohy the only remaining original TBCC partner.²⁹
- 1910 Judge Twohy dissolves TBCC partnership and incorporates firm as Twohy Brothers Company (TBC). He appoints himself President, his sons, John D. as Vice President/General Manager and James F. as Secretary/ Treasurer. Other sons, Robert E. and Phillip J. later join the company after their educations are completed.³⁰
- September 1910 Judge Twohy's daughter, Mary Lucy Twohy, marries Seymour Montgomery, the son of T.S. Montgomery, forming an important relationship between the influential Catholic families.³¹
- 1910 TBC erects large modern plant in Portland, Oregon, to build railroad cars. The manufacturing plant is later incorporated into the Pacific Car & Foundry Company in 1917.³²
- 1911 T.S. Montgomery teams with local architect, William Binder again to build the Montgomery Hotel in San José, California. This Classical Revival-style building is considered at the time to be one of San José's finest hotels.³³
- May 21, 1914 Judge Twohy purchases the future site of the Twohy Building from W.E. Ward.³⁴

²⁷ Douglas 44.

²⁸ Twohy 55.

²⁹ Twohy 55.

³⁰ Twohy 55.

³¹ Twohy 74.

³² Hanford 140.

³³ *Reflections of the Past* 141.

³⁴ Old Republic Title Company "Chain of Title" unpublished, 30 January 2001.

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Twohy Building, 210 South First Street
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- 1914 T.S. Montgomery becomes president of the Garden City Bank in San José, California.³⁵
- October 19, 1916 Building permit for Twohy Building is issued. William Binder is listed as the architect and TBC as contractor. Cost to build the five-story, 85-room building is \$110,000.³⁶
- March 1917 Construction of Twohy Building is completed. The corner of 1st and San Antonio streets becomes the main intersection for downtown San José business community. Owl Drug Company moves into the first floor of the Twohy Building and advertises its move into the "new and up-to-date building" as providing for "one of the finest drug stores on the Pacific coast... replete with all the most modern improvements and conveniences."³⁷
- September 1917 TBC joins with William Pigott and Associates of Seattle to organize the Pacific Car & Foundry Company. The Pacific Car & Foundry Company combines the railroad manufacturing plants of Seattle Car & Foundry Company in Seattle and TBC in Portland to form one of the largest industries in the west at that time.³⁸
- 1917 TBC secures a contract with the federal government to construct March Field aviation base and cantonment³⁹ at Riverside, California. Son Robert E. Twohy is in charge of this project.⁴⁰

³⁵ "T.S. Montgomery Dies" 1.

³⁶ City of San José *Building Permit #807*, 19 October 1916.

³⁷ "New Store of the Owl Drug Company in the Twohy Building at First and San Antonio Streets," *San José Mercury* 15 April 1917: 7.

³⁸ Hanford 141.

³⁹ A cantonment is a temporary quarters for troops

⁴⁰ Twohy 87.

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- spring 1918 TBC organizes and acquires controlling interests in the Seattle North Pacific Shipbuilding Company in order to aid the United States government during the war effort. Company launches its first ship, *Ozette*, in 84 working days, a world record for the first ship at a new plant. Altogether, the company builds ten steel carriers for the Emergency Fleet Corporation, startling the shipbuilding world and winning high praise from the government.⁴¹
- March 22, 1919 Robert E. Twohy, son of Judge Twohy and principal in the TBC dies. Robert had been elected by the stockholders of the California & Oregon Coast Railway as president of the corporation at age 24, becoming the youngest railroad president in the United States.⁴²
- October 24, 1923 T.S. Montgomery's Conservative Realty Company (which maintains its offices in the building) takes title to the Twohy Building.⁴³
- April 1924 TBC is awarded contract to construct the Pacific Electric subway tunnel in Los Angeles from the Hill Street station to 1st Street and Glendale Avenue. The contract includes construction of a concrete garage to store interurban cars, and a 4,230-foot tunnel.⁴⁴
- August 1, 1925 Owl Realty, a division of Owl Drug Co. takes title to the Twohy Building.⁴⁵
- 1926 T.S. Montgomery builds the Sainte Claire Hotel in San José, California.⁴⁶
- January 10, 1926 Emma Samson purchases Twohy Building.⁴⁷
- January 14, 1926 David Eisenbach purchases Twohy Building.⁴⁸

⁴¹ Hanford 141.

⁴² Hanford 142.

⁴³ Old Republic Title Company.

⁴⁴ "Tunnels," *Southwest Builder and Contractor* 18 April 1924: np.

The Pacific Electric system in Los Angeles began as a horse-car line, which was quickly acquired, consolidated and electrified by Henry Huntington between 1900 and 1911. The system was divided into a Northern and Southern District, which served almost all of greater Los Angeles.

⁴⁵ Old Republic Title Company.

⁴⁶ *Reflections of the Past* 141.

⁴⁷ Old Republic Title Company.

⁴⁸ Old Republic Title Company..

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Twohy Building, 210 South First Street
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- November 22, 1927 After a distinguished career in law and business (railroads, construction, real estate and banking) Judge Twohy dies in Spokane, Washington, at the age of 73. Son, John D. takes over as president of TBC.⁴⁹
- February 1, 1929 Thomas Herschbach purchases Twohy Building. Herschbach holds title to the building from 1929 until his death in 1961, when he transfers title of the building to his children, Mary, James, Mildred, Fred, Tom and Albert Herschbach.⁵⁰
- August 8, 1930 John D. Twohy, son of Judge Twohy and president of TBC, dies, leaving James F. as the last surviving brother in the company.⁵¹
- 1931 TBC suffers heavy decline in business activity as the Depression sets in, and passenger and freight railcar use decline as a result of increasing popularity of cars and trucks . James F., final survivor of TBC tries against odds to hold company together, but the firm's debts total over \$1,000,000. The firm's offices in Portland, Seattle and San Francisco are closed. TBC becomes a company in name only, holding no capital equipment or contracts.⁵²
- 1934 T.S. Montgomery donates land to build the Civic (Municipal) Auditorium in San José, California.⁵³
- March 24, 1944 T.S. Montgomery dies in Saratoga, California, and is posthumously hailed as the "Father of South First Street" for his role spearheading development of downtown San José's business community. At the time of his retirement, he was president of: Conservative Realty Company, Jefferson Realty Company, Sainte Claire Realty Company, Southern Development Company, and San Tomas Realty Company; owner of: Hotel Montgomery, Hotel Sainte Claire, California Theater building, and American Theater building, and had numerous other bank and business connections and property interests. He served as president of the Garden City Bank from 1914 until the 1930s. Montgomery was also instrumental in bringing the Western Pacific Railroad into San José in 1917, and served as a director of the company until his retirement.⁵⁴

⁴⁹ Death Notice - John W. Twohy, Jr., *San Francisco Chronicle* 24 November 1927: 10, and Twohy 113.

⁵⁰ Old Republic Title Company.

⁵¹ "Son of Pioneer Builder Dead," *San Francisco Chronicle* 9 August 1930: 3.

⁵² Twohy 123.

⁵³ Douglas 45.

⁵⁴ "T.S. Montgomery Dies" 1; *Reflections of the Past* 141.

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- May 26, 1961 Children of deceased former owner, Thomas Herschbach, Mary, James, Mildred, Fred, Tom and Albert Herschbach, take title to the Twohy Building. As minors, a conservator handles their affairs.
- May 25, 1962 George A. Davis purchases Twohy Building by grant deed. Davis transfers title of the building to his corporation, G.A. Davis, Inc. by grant deed.⁵⁵
- December 17, 1973 Consent for the establishment of a pedestrian mall along San Antonio Street and the Twohy Building is executed between the Redevelopment Agency and G.A. Davis, Inc.⁵⁶
- October 15, 1974 W. Robert Morgan purchases Twohy Building by grant deed.⁵⁷ W. Robert Morgan is senior partner in a law firm that occupies the top floor of the Twohy Building.
- December 4, 1976 James F. Twohy, the last surviving brother of the TBC dies in Santa Clara, California. He held many principal positions in the TBC and its subsidiary shipbuilding companies, including Seattle North Pacific Shipbuilding Company and Pacific Car & Foundry Company. His prominence is reflected by the numerous references of his accomplishments in biographical books, college histories, and his obituary. During the Depression, President Roosevelt appointed him regional manager for the Home Owners Loan Corporation for nine western states. From 1939 to 1946, James F. served as the National Governor of the Federal Home Loan Bank system in Washington, D.C. After leaving Washington, he served as Chairman of the Board of the Allied Building Credits Corporation and the Investors Diversified Services, Inc. After retiring from business and finance in 1959, James F. Twohy became a professor at his alma mater, University of Santa Clara.⁵⁸
- April 13, 1981 Paseo Building and Farm purchases Twohy Building by grant deed.⁵⁹
- January 29, 1987 210 South First Street Associates purchases Twohy Building by grant deed.⁶⁰
- 1989 "Davis Twohy Building" is given consideration for listing as a City of San José historic

⁵⁵ Old Republic Title Company.

⁵⁶ Old Republic Title Company.

⁵⁷ Old Republic Title Company.

⁵⁸ *The Complete Marquis Who's Who*, 1999 CD-Rom (New Providence, NJ: Marquis Who's Who, Inc.) np; Gerald McKeivitt, *The University of Santa Clara: A History, 1851-1977* (Stanford: Stanford University Press) 152; and "Industrialist James Twohy Dies" *Los Angeles Times* 6 December 1976: np.

⁵⁹ Old Republic Title Company.

⁶⁰ Old Republic Title Company.

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landmark, but because of owner objections, is not designated.⁶¹

September 29, 1995 Redevelopment Agency of the City of San José purchases Twohy Building by grant deed.⁶²

April 26, 2001 CIM Group purchases Twohy Building.

⁶¹ Courtney Damkroger, Historic Preservation Officer, City of San José, e-mail to Francesca Smith, June 25, 2001.

⁶² Old Republic Title Company.

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SAN JOSE WEST, CALIF.

SW 4 SAN JOSE 15' QUADRANGLE
N3715 W12152 5/75

1961
PHOTOREVISED 1960
DMA 1658 IV SW SERIES V895

SAN JOSE WEST QUADRANGLE
CALIFORNIA-SANTA CLARA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

SW 4 SAN JOSE 15' QUADRANGLE

