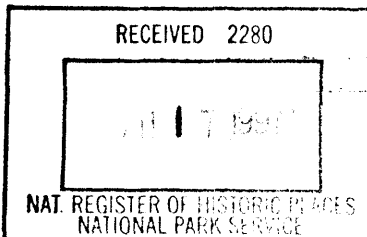


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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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 an 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 Martin Building

other names/site number Metropolitan Hotel

2. Location

street & number 220 Grand Avenue NA not for publication

city or town South San Francisco NA vicinity

state California code CA county San Mateo code 081 zip code 94080

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Samuel Alvey, Deputy 1/10/97
Signature of certifying official/Title Date
State Historic Preservation Officer

State of 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 official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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): _____

Edson H. Beall Signature of the Keeper 2-14-97 Date of Action

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): _____

Edson H. Ball 2.14.97

[Signature]
Signature of Keeper

Date of Action

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

Contributing	Non-contributing
<u> 1 </u>	<u> 0 </u> buildings
<u> 0 </u>	<u> 0 </u> sites
<u> 0 </u>	<u> 0 </u> structures
<u> 0 </u>	<u> 0 </u> objects
<u> 1 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in the National Register: 0

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

6. Function or Use

Historic Functions *(Enter categories from instructions)*

Cat:	Sub:
DOMESTIC	hotel
COMMERCE/TRADE	business
COMMERCE/TRADE	specialty retail

Current Functions *(Enter categories from instructions)*

Cat:	Sub:
DOMESTIC	hotel
COMMERCE/TRADE	business
WORK IN PROGRESS	

7. Description

Architectural Classification *(Enter categories from instructions)*

Commercial Style

Materials *(Enter categories from instructions)*

foundation CONCRETE
roof CONCRETE
walls BRICK

other WOOD
TERRA COTTA

Narrative Description *(Describe the historic & current condition of the property on continuation sheets.)*

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 distinctive characteristics of a type, period, 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.)

- 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)

COMMUNITY DEVELOPMENT

Period of Significance

1914–1946

Significant Dates

N/A

Significant Person (Complete if Criterion B is marked above)

N/A.

Cultural Affiliation

N/A

Architect/Builder

Martin, William J.

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: South San Francisco Public Library

8. Statement of Significance

Acreage of Property less than one

UTM References *(Place additional UTM references on a continuation sheet)*

#	Zone	Easting	Northing
1	10	552140	4167500
2			
3			
4			

See continuation sheet.

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 Janice Pregliasco/Restoration Architect
organization Terra Design Group
street & number 156 Sycamore Avenue
city or town Mill Valley state CA zip code 94941

date 23 September 1996
telephone 415 383 0968

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 Martin Metro, Inc.

street & number 1111 El Sur Way

phone 916 483 9663

city or town South San Francisco

state CA

zip code 95864

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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

Name of property Martin Building
County & State San Mateo County, CA

Description

The property is a three story Neo-Colonial style commercial building located at the intersection of Grand and Linden Avenues in South San Francisco. The building retains a high degree of integrity. As comparison of photos 1 and 2 illustrate, the Martin building today is comparable to its appearance in the 1920s. It also retains its original location and relationship with adjacent downtown buildings at the center of downtown. Its use, organization of space, architectural elements and materials are unchanged. The 1992 addition of the hotel marquise (photo 4) and reconstruction of the Grand and north Linden storefronts have contributed to the building's ability to convey its historical feeling.

The Martin building is an urban block, 50' x 140,' with three lightwells at the second and third floors along the rear. The structure is concrete frame with brick infill, wood windows and doors, a full basement and a flat roof with parapet. Wood and glass storefronts ring its street level, interrupted by a suspended metal marquise over the hotel entrance. A row of terra cotta tiles in Greek key pattern separates the street level from the upper floors of the hotel. (Photo 3) The cornice at the roofline is also decorative terra cotta tiles. The exterior is smooth, deep red brick in well-crafted Flemish bond with deeply raked joints. (Photo 6) The regularly spaced upper floor street windows are multiple pane wood casements with small glass light transoms and terra cotta sills.

The storefronts south of the hotel lobby are original. (Photo 5) The storefronts to the north and along Grand Avenue are simplified reconstructions of the originals based on historic documentation and modeled on the surviving original storefronts (the design was reviewed and approved by the California SHPO). The new storefronts replaced non-contributing 1950s storefronts. The street exteriors of the property are in excellent condition.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2

Name of property Martin Building
County & State San Mateo County, CA

Description, continued

The non-street elevations to the south (alley) (photo 7) and west (rear) are simpler and in good condition. Most of the windows on the elevation facing the alley and about half of the windows facing the interior lightwells were changed to aluminum sliders in 1980 due to deterioration of the original windows.

The metal fire escapes and third floor balcony on the Linden elevation are original. The porcelain and neon Metropolitan sign at the corner was added in 1940s. (Photo 3)

The hotel lobby is unchanged with original suspended light fixtures. (Photo 10) The stair, railings, and wainscoting are original. Wood paneling and wall sconces in the lobby were added in the 1940s. The lobby door is not original and will be replaced with a more historically accurate style in 1997. (Photo 9) The hotel has 68 rooms on two floors accessed from a central stair wrapping around the elevator and leading to the hotel room corridors. The layout of hotel rooms is extant. The rooms have their original proportions, doors, plaster walls, and wood trim and crown molding, with original steam radiators still in operation.

Currently the two Grand Avenue tenant spaces are unoccupied. Three smaller tenant spaces south of the lobby on Linden Avenue are business offices. Two of the three have original proportions, partitions, wood trim and paneling, and light fixtures. The middle office was remodeled in the 1995 adding carpeting, a dropped ceiling, and a private interior office. The office at the south end of the building has original partition walls and marble and wood counters (photo 11,12) dating from its days as the Bank of South San Francisco and the South San Francisco Land and Improvement Company headquarters. (Photo 5)

An 10' x 100' mural depicting the history of South San Francisco was painted by Arizona artist Carlota Espinoza in 1985 along the top of the rear elevation to commemorate the 75th anniversary the city's incorporation. (Photo 8)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 3

Name of property Martin Building
County & State San Mateo County, CA

Statement of Significance

The Martin Building is significant under Criteria A for its association as the headquarters of the South San Francisco Land and Improvement Company, who created and developed South San Francisco as well as this building.

Louis Swift of the Swift meat-packing conglomerate in Chicago started the South San Francisco Land and Improvement Company in 1891 by purchasing 3,400 acres of land in order to build a western version of their operations in Chicago. The land company created the city, selling industrial, residential and commercial lots, turning the area from a crossroads hamlet into the first industrial suburb on the West Coast. The company's first lot was sold from a wooden Victorian shack on the property at Grand and Linden. In 1894 the town's first post office moved there. The company offered good land and built improvements such as water, sewer, gas and electrical lines, even a trolley line as well as keep home lot prices within the reach of workers to the industries it attracted. To industries, the company offered land adjacent to shipping and railway lines and low taxes.

The Land and Improvement's Company's objectives were comprehensive, including:

- To purchase, subdivide, cultivate or sell farming lands, town lots and colony tracts,*
- To construct, maintain dwellings, stores, warehouse & manufacturing buildings;*
- To carry on a general hotel, warehouse and merchandise business,*
- To deal in mortgages, bonds, stocks, and notes, and end money,*
- To furnish fresh water for domestic, manufacturing, mechanical and irrigating purposes,*
- To manufacture gas and furnish it, and electricity for lighting and other purposes.*

By 1912, the company had succeeded in all these pursuits and more, except to run a hotel. The Metropolitan Hotel was the answer.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 4

Name of property Martin Building
County & State San Mateo County, CA

Statement of Significance, continued

The company's previous building, the Metropolitan Block across Grand Avenue, had suffered severe damage in the 1906 earthquake. They resolved to build an earthquake proof building of concrete frame. The Martin building was named after the land company's head agent, William J. Martin, who is called "The Father of South San Francisco." When the building was completed in 1914, it was the largest and tallest commercial structure in town. The hotel provided housing for workmen of the businesses the Land Company had lured to South City, until they could buy one of the company's houses. The land company's agents created a public "Home Owner's Honor Roll" to encourage this. The land company built a vault in the Martin building and moved the Bank of South San Francisco, (started by the Land Company in 1905), including their counters and ornate brass teller cages, to the south storefront space on Linden. The Land Company moved into the neighboring storefront, followed by the hotel lobby. Barkoff's workmen's clothing held the large corner storefront, while a carriage entrance completed the Grand Avenue side.

From their new location, the land company continued to encourage industry to move into town. Shaw Batcher Steel, American Marble and Mosaic Works, Enterprise Foundry, and Grower's Rice all entered town between 1913 and 1916. During World War I the shipyards built by the Land Company went into full production. The Bank of South San Francisco built its own Beaux Arts style temple in 1918 kitty corner from the building, and the land company moved the space before 1929. In 1925 the company offered 20 acres at three sites for the city's first parks and built the roads to them. Thanks to the company's policy of balancing industrial, residential, commercial, and recreational development, South City continued to grow steadily through World War II.

The Martin building retains its character from the period of significance. The Land Company moved in at the completion of building construction in 1914 and occupied the space continuously until 1956. The company attempted no significant work after 1946, when the city took over SSFL&I's role of industrial attraction and building affordable housing. The Land Company offices are little changed, appearing much as it did during the company's tenure. The company's original storefront, partition wall, and light fixtures, are used in the space's current incarnation as an insurance office. Even the Bank of South San Francisco's original counters and vault are in situ. The building today appears much as it did from 1914 —1946.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9, 10 Page ~~X~~ 5

Name of property Martin Building
County & State San Mateo County, CA

Bibliography

Hynding, Alan. From Frontier to Suburb: The Story of The San Mateo Peninsula. San Mateo: Star Publishing Company, 1982.

Kaufman, Linda. South San Francisco, A History. 1976

Sanborn Fire Insurance Company Map, 1925.

Blum, Joseph. "South City: The Town That Could." California Living Magazine: San Francisco Sunday *Examiner & Chronicle* (September 4, 1983): 4—6.

Author. "Oral Interview with William J. Barton, grandson of W.J. Martin." (June 7, 1996).

Bamburg, Bonnie. "California Historic Resources Inventory: Grand Avenue Commercial Historic District," San Jose (April 1986).

Verbal Boundary Description

Block 140, Lots 15 & 16.

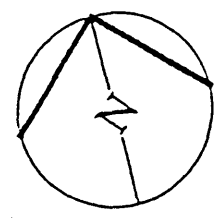
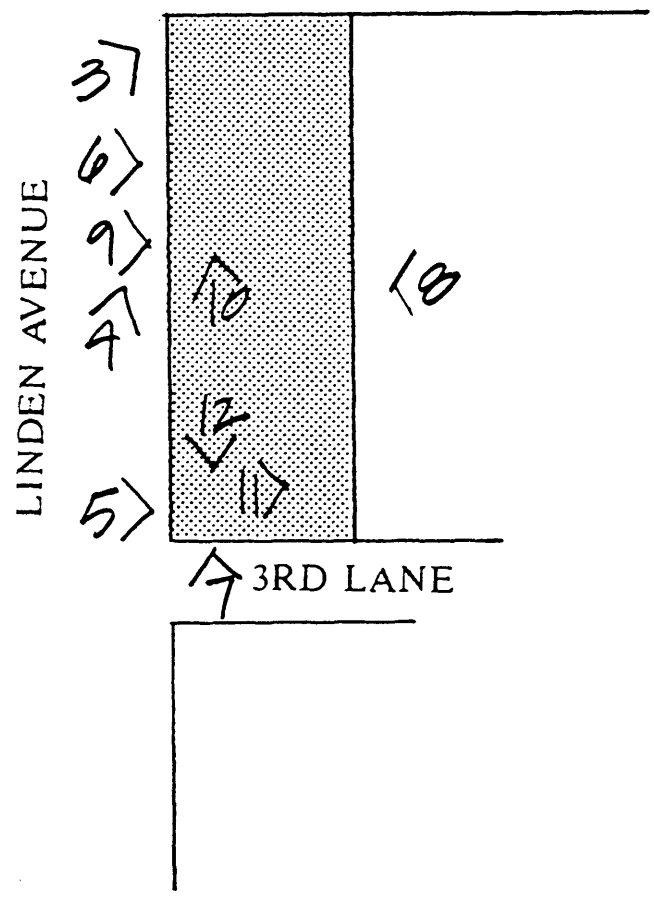
Boundary Justification

This property has been associated with the building since its construction.

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GRAND AVENUE



MARTIN BUILDING
San Mateo County, CA

