

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received DEC 27 1982
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Martin Hotel

and/or common

2. Location

street & number 410 Pierce Street not for publication

city, town Sioux City vicinity of

state Iowa code 19 county Woodbury code 193

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Martin Tower on the Mall Limited Partnership and Tower Properties Limited Partnership

street & number 218 Frances building

city, town Sioux City vicinity of state Iowa

5. Location of Legal Description

courthouse, registry of deeds, etc. Woodbury County Courthouse

street & number

city, town Sioux City state Iowa 51101

6. Representation in Existing Surveys

title Iowa Site Inventory has this property been determined eligible? yes no

date October 1981 federal state county local

depository for survey records Iowa SHPO

city, town Des Moines state Iowa

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Martin Hotel is a seven story concrete beam and brick spandrel building constructed in 1912. Laid out on the corner of a block it forms an L with the longest leg running along the alley side leaving two major facades visible on Fourth and Pierce Streets, the Southwest corner of the block. The building measures roughly 150' x 150' x 88' and encloses over 300 hotel rooms, apartments and shops. Its decorative facades are to the South and West with remaining walls being unadorned.

The original first floor of the building was given to commercial space with Hotel entrance in the center of the Fourth Street and the Pierce Street side. Remaining space on the five floors above contained mezzanine, ballroom, and hotel rooms. In 1918 this was expanded to six floors. (The building's foundation and structure were designed for eight floors.) More rooms were built in an addition to the original block plan of the building in the same year. These were constructed along the alley to the east in a narrow eight floor addition.

The building is constructed, according to Chicago school design principles, as a column with base, shaft and cornice. An original conceptual drawing shows typical large glassed-in openings on the ground floor with regularly spaced pilasters supporting a denticulated drip molding to complete a visual identification of this space from the rest of the building. A second story was designed to provide a transition from the ground floor to a series of rising columns in the facade achieved by emphasizing vertical blocks (three on the west facade and two on the south) of window surrounds with material contrasting with the red brick of the remaining walls. These visual columns, three windows wide and four stories high, in turn carried an extending cornice supported with large scrolled brackets. The existing building differs somewhat from that design by the inclusion of classical elements in a manner which seems to anticipate the interest in colonial designs of twenties and thirties picturesque eclecticism.

Today, flat gray mottled Terra Cotta blocks cover the first floor structure. Small square decorative plaques of this material are set near the top of each pilaster and exhibit a relief of Sullivanesque origin common to prairie school buildings. The drip-molding carried by the first floor pilasters is repeated above the second floor where the windows are united horizontally by bands and surrounds of contrasting Terra Cotta brick. This device is employed to produce the columned effect in the building's shaft as described above and is present in the seventh floor addition (1918) to provide horizontal distinction to this terminating feature. The reduction of the new cornice required such emphasis.

The original window theme consisted of an open lower sash with the sash above separated two over three or six over two. The latter was used on the upper stories. Each window is surrounded by one or more rows of cream colored Terra Cotta bricks. Alteration of storefronts over the years interrupted this pattern on the first floor while muntins and mullions were used in the upper sections of storefront window openings. It remains consistent, however, throughout the rest of the primary facade. On the rear of the building are metal fire windows.

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Several decorative features of the building merit noting. Set within panels between the third floor window sills and the stringline below are a series of classical or Gregorian colonettes which give the effect that a line of balconies are present on this floor. Also present in the second floor center of the South facade is a genuine balcony, or recess serving as an open porch. This opening, one story high and about ten feet deep, is supported by two squat columns (again from the prairie school with Myan-like capital motifs) resting on a solid low brick and Terra Cotta wall. Finally, the walls of a second story meeting room are decorated with an Iowa landscape commissioned of Grant Wood by the Martins chain in 1926 or 1928.

The first and second floor interiors of the building were extensively demolished or altered in the course of expanding commercial space into the old lobby. The floors above were also changed to some extent when the building was converted to apartments.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Description

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1921/25 View of Hotel Martin, reproduced courtesy Manuscripts Collection, State Historical Society of Iowa, Iowa City. Iowa.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 19 12/1918 **Builder/Architect** H.C. Stevens Co ., Chicago, Illinois

Statement of Significance (in one paragraph)

The Martin Hotel is significant in the areas of architecture and commerce. Built in 1912 by J. P. and L. B. Martin, two brothers of an influential Sioux City family, the Martin Hotel operated until 1963. It was one of the city's leading hotels, the first in a series of 20th Century hotel buildings in the community. Architecturally it was distinguished from others of its type, being built on the principles of Chicago school design. Today it is the last of the community's early hotels.

In 1912 Sioux City was a mature, enterprising community. A far cry from its frontier town origins of less than 60 years before, Sioux City was the retail and industrial center for a large region. It manufactured, among other items, farm equipment and building materials. It processed meat, honey and other farm products for national distribution. A significant amount of business travel was generated by this active commerce and for that reason the Martin Hotel was constructed.

The community had several hotels, but there was a hotel at Pierce and Fourth Street since the 1870's beginning with the Hubbard House, later the Booge renamed the Mondamin. When the Mondamin burned in 1912 J. P. Martin and his brother bought the property and immediately began building yet another hotel. The Martin Brothers were part of an old Sioux City family, the patriarch of which was T. S. Martin, owner of a large retail store. They shared one of the developing fortunes of Sioux City's major entrepreneurs who found significant profits in the city's industrial and commercial enterprises. Other Sioux City properties owned by the Martins included the Frances Building, a large commercial structure located downtown.

The Martin Hotel continued the tradition of providing some of Sioux City's best accommodations for many years. One of the City's largest hotels, it competed successfully with the Chicago House, the Garretson and later the Mayfair, the Warrior, the West and the Blackstone. Of these the Garretson was reported to be the most sumptuous, but in 1915 this 19th Century building was destroyed by fire. For several years the Martin was one of two modern downtown hotels, the other being the Mayfair. Under their ownership the building was extended along its alley side and given another floor. Some changes in ground level storefront designs were made in the 1930's, but otherwise the building probably remained in its original condition until the 1940's when it was purchased by Eppley Hotels.

E. C. Eppley of Omaha, Nebraska owned a chain of hotels in the upper midwest. His purchase of the Martin in 1944, following the death of both Martin brothers, insured the continuance of the business. Despite its age, the Martin remained one of the prominent Sioux City hotels and, in 1956 when Eppley merged with Sheraton Hotels its reputation appears to have been enhanced. In 1963, when the building was finally sold, it was reported by the Sioux City Journal to be Sioux City's leading hotel. Sheraton's condition on the sale that the building not be used for a hotel ended the century old tradition of a hotel being in that location.

9. Major Bibliographical References

The Sioux City Journal, 21 Feb. 1912, ___ Nov. 1944, 1 Aug. 1944, 23 May 1956, and 25 July 1966
Oral interview with Robert Hecker, September 15, 1981.
Open files of the Sioux City Municipal Library: Biography and Hotels.
Schmidt, John. A Historical Perspective of Sioux City.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Sioux City South-Iowa-Neb.-S.Dakota

Quadrangle scale 1/24,000

UTM References

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Verbal boundary description and justification

Lot 4 and west 88', 2" of Lots 5 and 6, Block 15, Sioux City East Additon, City of Sioux City.

List all states and counties for properties overlapping state or county boundaries

state Iowa code 19 county Woodbury code 193

state code county code

11. Form Prepared By

name/title James E. Jacobsen, National Register Coordinator

organization Iowa SHPO date 12 December 1982

Historical Building

street & number East 12th and Grand Ave. telephone 515-281-4137

city or town Des Moines state Iowa 50 319

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

John A. Anderson

title Executive Director Iowa State Historical Department

date 24 November 1982

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I hereby certify that this property is included in the National Register

Entered in the
National Register

date

1/27/83

Keeper of the National Register

Attest:

date

Chief of Registration

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Significance

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By 1981 the Martin had again changed hands. Apartment conversions built into some of the old hotel room spaces were condemned and the building's upper floors abandoned. The hotel lobby was completely altered to accommodate additional shops on the ground floor, but the upper exterior was unaltered.

The Martin survives today as the last of Sioux City's old hotels. All of its original contemporaries are gone and only one of its later competitors, the Warrior, remains standing.