

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic Tracy Inn (Tracy Community Hotel)

and/or common Tracy Inn

1-31-80

2. Location

street & number 24 West 11th Street _____ not for publication

city, town Tracy _____ vicinity of _____ congressional district 14

state California code 06 county San Joaquin code 077

3. Classification

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

4. Owner of Property

name Nicholas Margaros

street & number 24 West 11th Street

city, town Tracy _____ vicinity of _____ state California 95376

5. Location of Legal Description

courthouse, registry of deeds, etc. San Joaquin County Courthouse

street & number 222 East Weber

city, town Stockton _____ state California

6. Representation in Existing Surveys

title City of Tracy Architecture and Historic Survey _____ has this property been determined eligible? _____ yes _____ no

date January 1978 _____ federal _____ state _____ county local

depository for survey records Office of Historic Preservation, P.O. Box 2390,

city, town Sacramento _____ state California 95811

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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

Designed by the Oakland firm of Slocombe and Tuttle in 1926-27, the Tracy Inn is a good example of transitional architectural styling prevalent in California during the second decade of the twentieth century. Features drawn from both the Spanish Colonial Revival and the Moderne mark the design.

The original structure is an elongated T, with one rounded corner²⁷⁵ at 11th Street and Central Avenue; this unit occupies approximately a ~~350~~ foot frontage on 11th. A brick structure, with interior brick piers and fire walls, the hotel is stuccoed on its formal north and East facades. The rear (south) and side (west) walls are painted. A gable roof with semi-circular terra cotta tiles complements the beige-pink color scheme. Squat, multi-pane, wood-mullioned double-hung windows are bracketed by multi-pane, wood-mullioned French doors set in shallow, projecting balconies.

Moderne features include the rounded corner, the clipped eaves and the shallow inset of the windows and archways.

. The smooth, fluid design emphasizes simple, stuccoed surfaces and unifies the 11th Street and Central Avenue facades into a single mass.

Also prominent are the Spanish Colonial Revival design features. These include the triple corner and entrance archways, the fortress-like rectangular window placement, the terra cotta roof tiles, the beige-pink stucco, the seven small turrets and central octagonal tower and the small wrought iron balcony rails. Deep set entrance porch and east side porte-cochere (both with triple arch scheme) hint at the heavy massing usually associated with the Spanish Colonial Revival. For the most part, however, the use of Spanish Colonial Revival features is decorative; the overall design speaks of a Moderne influence.

The Tracy Inn originally contained sixty rooms on the second floor and a large lobby, coffee shop, bar, formal dining room and business units on the first floor. The hotel rooms are arranged in pairs with adjoining bath and flank both sides of a narrow interior east-west and north-south hallway. On the first floor, a drug store occupies the largest business unit at the corner of 11th Street and Central Avenue, while seven additional rectangular business units with typical slanted bay glass showcases and upper, fixed, double row, wood-mullioned store-front windows delineate the layout. Three additional rectangular business units function as the coffee shop and bar. The lobby sits directly behind the entrance porch; a rear entrance exists immediately to the south of this feature. The first floor business units all have full basements. A projecting formal dining room is perpendicular to the 11th Street layout; this unit, with its rooms above, completes the T plan.

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HERITAGE CONSERVATION AND RECREATION SERVICE

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

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

On the interior, the lobby accents the spatial scheme. A high, flat ceiling with exposed eight by sixteen inch cross beams and eight by eight inch lateral beams, remains unchanged since its design in 1926. Beams are dark brown with delicate, hand-painted detailing in russet, green and earth tones. Free-standing and engaged stuccoed brick piers with hand-painted wood capitals add to the sensation of height. A central fire place along the ^{WEST} lobby wall is of simple Moderne-Spanish Colonial Revival design. Ornate, wrought iron hanging lamps are also original. Doorways to the triple arch porch and to the coffee shop are wood-framed arches with multi-pane glass treatment. A large stuccoed brick arch frames the lobby desk, while a smaller partial arch frames the landing of the stairway. The floor is tiled.

The original Tracy Inn of 1926-27 included no formal dining room; however, immediately following the opening of the hotel in January 1927, a rear wing was added to serve this function. At this time, also, the kitchen was enlarged. This entire unit - the "elongated T" - dates to 1926-27. The structure then remained unaltered until the mid-1950s. To accommodate local clubs, parties and receptions, two of the ~~WESTERN~~ westernmost business units were converted into dining rooms ca.1955. The porte-cochere was bricked-in on the ^{WESTERN} ~~WESTERN~~ wall and converted to office use; the 11th Street arch was retained for an entrance. In 1963, owner Nicholas Margaros commissioned a ^{EASTERN} ~~EASTERN~~ wing addition. Constructed of reinforced concrete, this two story unit contains sixteen additional second floor hotel rooms with office space below. Designed with care to be compatible with the original 1926-27 Inn, the addition only sustains a few noticeable differences; these differences focus specifically on building material and fenestration type. Color scheme, stucco treatment, roof line, eaves, and archways are sympathetic. Mr. Margaros procured terra cotta tiles similar to those on the original building to give a textural complement to the roof lines of both the old and the new. A small swimming pool was also added with the new wing. "Tracy Inn" signs have been changed over the years; the original signs had been replaced before 1945.

Interior alterations have also been carefully planned. In extending the hardwood flooring of the rear dining room into a concrete storage area, Mr. Margaros matched the wood type. Today the seam line between the original maple and the later maple sections is clear, but no glaring change of materials mars the effect of the original. All light fixtures have been retained. The lobby remains today with little change; one bay of the lobby is now separated by a partition and serves the Chamber of Commerce. A darker russet paint scheme has replaced the beige of 1926, but all beams, capitals, piers, and arches, as well as the fire place, remain unaltered.

Mr. Margaros anticipates renovation of the original sixty rooms (upstairs) in the near future. To maintain as much of the historic fabric as possible, and yet fully accommodate businessmen and guests, he plans to partially remove the

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DATE ENTERED

OCT 31 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

non-load bearing walls between the paired rooms. This will give each new room (formerly two rooms) a private bath, yet it will also retain the original spatial arrangement.

In addition, Mr. Margaros has purchased two property lots to the ^{WEST} ~~east~~ of the Tracy Inn. He plans to build a new porte-cochere based on the original design; it will restore this function to the ^{WEST} ~~east~~ end of the hotel, while allowing a wider driveway for modern automobiles.

All continuous maintenance has been thoughtfully executed. Multi-light screens with wood mullions have been replaced in kind (custom designed). Exterior canvas awnings were replaced in kind as well, but due to the seasonal high winds in Tracy, these lasted only one year. Now carefully designed metal awnings have taken the place of the original.

Such fine attention to the aesthetics and integrity of the original 1926-27 hotel structure is especially noteworthy due to the complete lack of any original drawings and blueprints. These were burned in 1949 when the Tracy Inn changed ownership. The owner previous to the Margaros family maliciously burned the only set of blueprints at the time of sale.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 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 1926-27

Builder/Architect Slocombe and Tuttle, Oakland, Archts.
J.F. Shepherd, Builder

Statement of Significance (In one paragraph)

The significance of the Tracy Inn lies both in its architectural detailing and in its unique history as a community project. The Inn is representative of a transition between the Spanish Colonial Revival and the Moderne of the 1925-1930 period. Sponsored and promoted by the local residents in 1925, the Tracy Inn, furthermore, was planned as the community focal point. Meetings, parties and banquets have graced the Inn over the years and continue to do so today. Businessmen, too, have travelled the corridor between the San Francisco Bay area and the San Joaquin Valley, stopping at the Tracy Inn.

Architecturally, the Spanish Colonial Revival-Moderne style of the Tracy Inn evokes the last phase of a significant period of California architecture. The Spanish Colonial Revival came into existence following the Mission Revival of the 1890-1915 years. The Mission Revival had attempted to represent a "California style" of architecture; its development was much less tied to aesthetics, than to history and the power of illusion. Widely popular, the Mission Revival was commonly adopted in California for schools, hotels, railroad depots, houses and miscellaneous public buildings. By 1915, many critics of the "Mission rash" felt that a more correct, scholastic version of a Spanish architecture would be more appropriate for California. This new style was entitled the Spanish Colonial Revival; its period of popularity, 1915-1930, overlapped some late Mission Revival developments and, by 1925, had begun to compete with the Moderne.

Details of the Mission Revival and the Spanish Colonial Revival were similar, but distinct; in many California cities and towns a continuous "Spanish flavor" was generated by the Mission Revival-Spanish Colonial Revival architectural designs of the 1890-1930 period. In Tracy, a thematic architectural similarity ties together the West Side Union High School (1917), the Margarite Apartments (1912), the Tracy Inn (1926-27) and the West Side Garage (1929). The first two buildings are Mission Revival; the latter two, Spanish Colonial Revival. At the time of its construction, the Tracy Inn abutted the Central School, a two story Mission Revival building from 1910. This structure gave further unity to the newer architectural detailing of the Tracy Inn. (In 1962, Central School, which had later become the Tracy City Hall, was demolished. Upon purchase of this property, Nicholas Margaros then added the ^{EASTERN} western wing to the Tracy Inn in 1963.)

The Spanish Colonial Revival details of the Tracy Inn mark the close of Spanish style for Tracy's first quarter of the twentieth century, while the Moderne features foreshadow architectural design popular ca.1930-1945. The sleek, planar Moderne was especially appropriate for a highway hotel and meeting place; until the completion of the 205 Bypass in 1970, 11th Street was Tracy's city link of the Lincoln highway. (Until the 1920s, Tracy had been a railroad town; automobile traffic stimulated the design of the first hotel away from the tracks. This was the Tracy Inn.)

9. Major Bibliographical References (Cont.)

Margaros, Nicholas, Historic Photographs, Tracy Inn, interior and exterior.
 Margaros, Nicholas, Interview, January 12, 1980. (Proprietor/owner of the Tracy Inn since 1945.)
 Page, Charles Hall, "Tracy Inn," City of Tracy Architecture and Historic Survey, January 1978. On file at the California Office of Historic Preservation.

10. Geographical Data

UTM NOT VERIFIED
 Acreage of nominated property 0.98
 Quadrangle name Tracy ACREAGE NOT VERIFIED Quadrangle scale 1:24,000

UMT References

A	<u>10</u>	<u>638740</u>	<u>4177870</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

An irregular parcel with property fronting on 11th Street and Central Avenue. Within the city block bounded by 11th Street, Central Avenue, 10th Street and B Street. *Parcel # 233-055-16.*

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

state	code	county	code

11. Form Prepared By

name/title Karen J. Weitze, Architectural Historian, PhD
 organization Consultant date January 26, 1980
 street & number 9454 Polhemus Dr. telephone (916)-685-9287
 city or town Elk Grove, state California 95624

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Knorr Mellon

title SHPD date 8/18/80 *see phone report 9/10/27/80*

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>[Signature]</u>	date <u>10-31-80</u>
Keeper of the National Register	
Attest: <u>[Signature]</u>	date <u>10/27/80</u>
Chief of Registration	

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

In addition to its role as a representative of an important California architectural style, the Tracy Inn has played a strong and continuous role in community history. Tracy citizens themselves decided that a hotel accommodating automobile traffic was needed. In 1925, eight citizen groups sold stock in Tracy to fund the hotel project. A locally prominent resident, George Good, served as group chairman. By December 1925, stock sold totaled over \$137,000; property was purchased from the Tracy Elementary School District and construction began June 1926. The citizen group secured Charles B. Hamilton of the Hamilton Chain of Hotels as leasee and J.F. Shepherd as contractor. Designed under the name of "Tracy Community Hotel," the hostelry opened in June 1927 as the "Tracy Inn."

Original businesses leasing space in the Tracy Inn included the Service Pharmacy, the Tracy Produce and Realty Company, the Gillett Paint Store, the DePugh Beauty Parlor, a cigar store, the Tracy Chamber of Commerce, and a barber shop. In 1933, at the end of Prohibition, the barber shop became a bar. With the opening of the Tracy Inn, most clubs and organizations adopted the new hotel as their meeting place. In this sense, the Tracy Inn replaced the "public hall" function of the town's Portuguese Hall; it became the civic focal point. First year net earnings for the hotel were \$18,163.

Carl B. Zoller served as the Inn's first manager; within the initial year of operation, however, the role was assumed by John W. Collins. One of the better known early managers of the Tracy Inn was Harry Hill and his wife, Effie; their tenure extended through the 1930s and early 1940s. In 1949, Tracy Community Hotel Enterprises decided that the deteriorating condition of the Inn demanded new management. At that time, Gus Margaros, a local businessman and property owner, purchased the hotel and placed it under the management of his son, Nicholas. Mr. Nicholas Margaros has run the Tracy Inn throughout the 1945-79 period and will continue to execute his curatorial role in the future. The hotel continues its early civic function today. As noted in the celebration of the Tracy Centennial in 1978: "The building alone is considered a great landmark, but the Tracy Inn is itself an 'institution.'" (Tracy Press, Centennial Edition, September 6, 1978.)

FHR-8-300A
(11/78)

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 4

"The Tracy Inn: Town Builds Own Hotel," Tracy Press, Centennial Edition: Part III,
"The Formative Years," September 6, 1978.

Weitze, Karen J., "Unique Architecture: California's Mission-Spanish Colonial
Revivals found in 4 Tracy Buildings," Tracy Press, February 14, 1979.

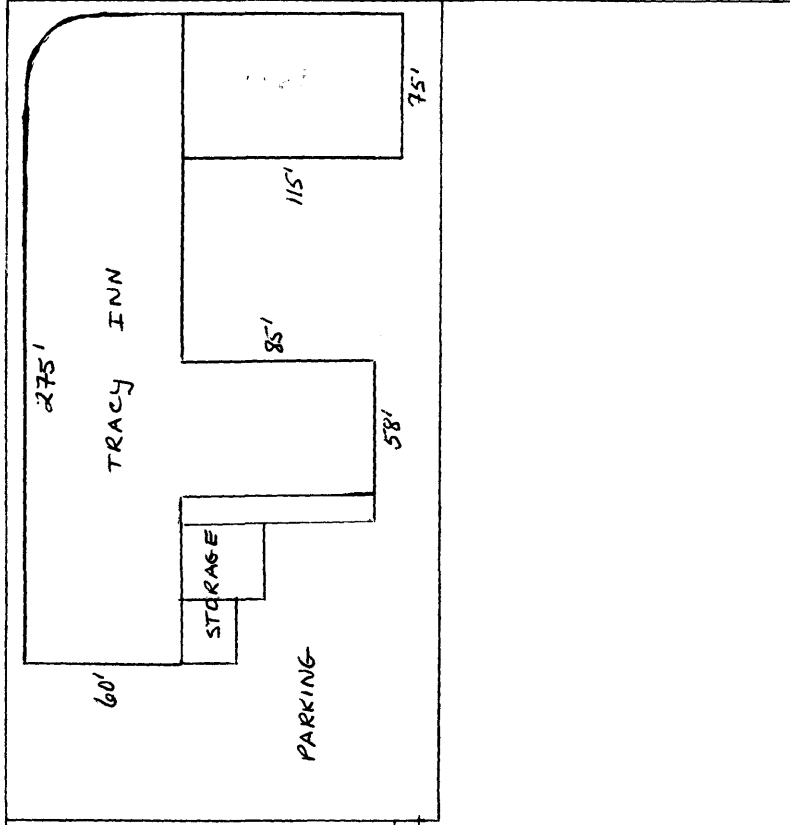
A

TRACY INN
TRACY, CA.



CENTRAL AVENUE

11TH STREET



10TH STREET

B STREET

SEP 2 1980