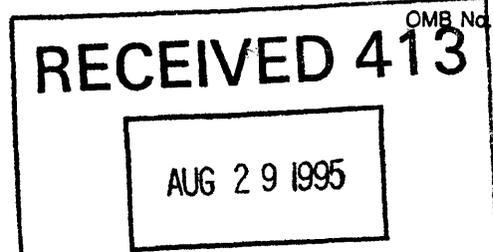


United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 Hotel Lodi

other names/site number

2. Location

street & number 5 South School Street N/A not for publication

city or town Lodi N/A vicinity

state California code CA county San Joaquin code 077 zip code 95240

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.

Signature of certifying official/Title Date

California Office of Historic Preservation 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 certifying 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:)

Signature of the Keeper Date of Action
Edson H. Beall 9/29/95

Entered in the National Register

Hotel Lodi
Name of Property

San Joaquin 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>	<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

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

-0-

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic (hotel)
Commerce/Trade (speciality store)

Current Functions
(Enter categories from instructions)

Commerce/Trade (specialty store)

7. Description

Architectural Classification
(Enter categories from instructions)

Italian Renaissance

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick

roof Asbestos
other _____

Narrative Description

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

Hotel Lodi
Name of Property

San Joaquin 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 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.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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 # _____

Areas of Significance

(Enter categories from instructions)

Commerce, Social History

Period of Significance

1915-1935

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Morrell, Ralph P.

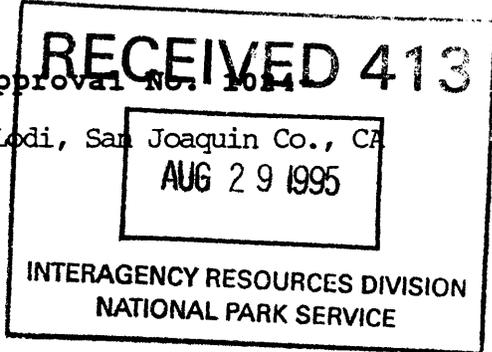
Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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(8-86)

OMB Approval No. 1024-0184
Hotel Lodi, San Joaquin Co., CA



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National Park Service

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Item 7; Description:

The Hotel Lodi is a three story L-shaped unreinforced masonry structure of the Renaissance Revival style. There is approximately 160 feet of frontage along West Pine Street and approximately 170 feet of frontage along South School Street. A basement underlies the entire structure. The ground floor consists of retail storefronts along both frontages while the top two floors contain the hotel rooms. The original building was completed in 1915. It contained 75 rooms and is located on the south west corner of Pine and School Streets in the heart of Lodi's central downtown district. An annex built onto the west side in 1920 added 15 rooms. Another annex, built on the south side in 1922, also added 15 rooms.

The corners of the building on the north east and the south east are "flat" with entrances to shops on the first level and hotel room windows on the upper floors. The building has a flat roof covered with asphalt sheets. What remains of a parapet is a stem wall approximately three feet high along the edge of the roof, but the original decorative railing that topped the wall has since been removed.

In keeping with the Italian palazzo treatment popular at the time, most of the structure's detailed ornamentation is concentrated in the upper stories and is capped by an ornate cornice. Carved wood dentils and doilies in an alternating pattern highlight the cornice along the northern and eastern elevations. The exterior finish of the hotel is exposed red brick. On the east and north elevations, white brick pilasters about eighteen inches to two feet wide are present between the top floor windows and the cornice. The same white brick pilasters are also present between the first floor show windows and the bottom of the second story windows. Eighteen inch wide white brick pilasters are also present on either side of the windows on the "flat" corners of the building and in the center of the north and east elevations giving the visual appearance of columns.

Horizontally sliding double-hung windows are evenly spaced across the north and east elevations. Most of the windows are defined by prominent sills and are topped with a decorative carving set into the brick which looks like a crown.

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Balconies project from third floor suites in the center of the structure on the north and east elevations. The ornamental balustrade is supported from underneath by four beams that look like lions paws. The balcony on the east elevation is located over the historical main entrance to the hotel. Visually, it is set off by a pair of Ionic columns in the middle of an oversized window. Originally, this ornamentation was part of an overall scheme that included the canopied main entrance which extended the columnar decorative treatment to the ground. The portico extending from the first floor over the public right-of-way was demolished around 1960.

The south side of the hotel is on the alley, or pedestrian walkway. This side has no ornamentation whatsoever and also contains old style steel fire escapes. There are two small, evenly spaced brick planters projecting from the building along the ground in the walkway.

On the rear, or western elevation, there is no ground floor retail because there is only frontage for the upper two floors. There is no ornamentation on this side save the same red brick finish.

Storefronts lining the street along the east and north elevations have recessed storefronts and large display windows. While all original awnings and signage have been replaced and some of the storefronts have been remodeled, most of the exterior retains its original structural integrity.

The courtyard in the rear of the hotel is completely surrounded by structures. A narrow walkway off the pedestrian alley provides access. The courtyard is approximately 30 feet by 20 feet and contains several small trees, some shrubs, a fountain and cement benches. The courtyard also contains four, what appear to be, original steel light standards topped by globe style fixtures.

The interior of the hotel retains most of its original spaces and fabric on the upper two floors. The floor plan of the guest rooms and the hallways has not been changed. Bath and shower fixtures and steam radiators remain in most of the rooms and halls as well. The most significant change to the hotel is the conversion of the lobby. A local theater company has remodeled the lobby into a performing theater. However, many important original fixtures remain, including a large stained glass ceiling, the staircase, Mahogany veneered hardwood doors and partitions, the original elevator, and Mission styled woodwork and paneled wainscoting. Some of these features are still in place and others have been removed and placed in storage.

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As a whole, the architectural integrity of the hotel remains high. The two upper floors remain virtually unchanged. However, all of the retail storefronts have changed from their original appearance. It may or may not be difficult to restore the original facades, depending on the severity of the modifications. By removing the theater seats and stage, the lobby could be easily restored to its original appearance. The most serious alterations are the removal of the portico over the main entrance and the parapet railing.

Item 8: Significance:

The Hotel Lodi is one of the most significant structures in the social and commercial development of the City of Lodi. At the time of its construction it was the most lavish building in the city and the region as a whole. There were no other structures to match its scale in all of northern San Joaquin County. The hotel, in its heyday, and throughout its useful life, served many functions for a growing city such as Lodi. For recreation and leisure time activities, the hotel was the site of all the gay functions of the time; parties, dances, etc. As a place of business, it provided many jobs and brought a new industry to town. The hotel conference room witnessed the most important business transactions in the region, laying the foundation for Lodi's agricultural economy.

Throughout most of Lodi's history, and the history of other cities as well, hotels were among the most important commercial establishments. Hotels provided essential accommodations for visitors, short-term residents, and permanent boarders. The more affluent hotels had other functions: to provide an opportunity for elegance not often seen in other structures, to serve as a meeting place and activity center for the town's business elite and other upper-class residents, and to make an imposing, stylish, and well-crafted addition to the downtown commercial district.

Hotels such as the Hotel Lodi often enjoyed limited staying power at the peak of fashion. Changes in technology and taste usually lead to their decline. When no longer able to attract a rich clientele, hotels transformed themselves into boarding or rooming houses. Demolition was usually their ultimate fate. Other less expensive hotels were also available in Lodi, but the Hotel Lodi was a one of a kind. There was never another hotel built in Lodi equaling the proportions of the Hotel Lodi.

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Construction of the hotel had been anticipated since about 1910. It was conceived in the minds of every citizen in as many designs before it was actually put on paper for the first time by architect, Ralph P. Morrell, of Stockton. The Hotel Lodi was said to have been modeled after the St. Francis Hotel in San Francisco.

The Hotel Lodi was central to the growth of the agricultural industry in the City and the region. There was no other hotel or meeting place in northern San Joaquin County which offered the kind of accommodations necessary for large gatherings of merchants and trade associations. Politicians and businessmen alike met to discuss the future of the City at the hotel. Farmers met to plan the first of the grape vineyards that would later come to define Lodi. Not only was the hotel the hub for commercial dealings, but was also the only suitable meeting place for large philanthropic and social clubs. A most profitable time for the hotel was during the summer of 1922 when Lodi hosted the Aimee McPherson evangelistic meetings. Rooms were at a premium and every one was rented out.

Between 1915, the year the hotel was constructed, and the year 1935, the hotel had a most significant impact on the city's development. It was a direct catalyst for growth in Lodi's hotel industry and an indirect catalyst for growth in other major industries in Lodi during this time. In an issue of the Lodi News-Sentinel dated June 10, 1913, Mrs. Henrietta Monroe of the Imperial Hotel in Lodi was quoted as follows: "Boost the Hotel Lodi and by doing so the Imperial Hotel business will be benefited." She continued to say, "The more comforts and conveniences we have in this city, the more people we will have with us, hence the faster we grow the more business for all."

This feeling prevailed until approximately 1935 when the Hotel Lodi began its inevitable decline. With more and more travelers using automobiles instead of trains, the hotel's supply of customers fell. Farmers and other business men, as well as tourists, were able to come and go with much greater ease and the hotel found it increasingly difficult to maintain its status as an upper class hotel. While the Hotel Lodi was able to prolong its actual transformation into a single room occupancy hotel until well into the 1940's, it had outlived its status as the meeting and activity center of the city.

Today, while the hotels top two floors sit vacant, the structure remains the defining visual element in Lodi's downtown core. The building ranks with the Lodi Arch as a local landmark. It could be said that through the years, the first floor commercial enterprises have been the thread binding the blanket of retail in the central business district. The building is a constant reminder of an era when commercial and social development were at their peak.

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San Joaquin County, CA

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Major Bibliographical References

Lodi Historian. The Lodi Historical Society, Spring 1992, Volume 3 Number 1.

White, Norval. The Architecture Book. New York: Knopf, 1976.

Sally Buyrne Woodbridge and John Woodbridge. Architecture-San Francisco. San Francisco; 101 Productions, 1982

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National Park Service

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Continuation Sheet

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Hotel Lodi, San Joaquin Co., CA

Boundary Description: Please see attached scale map.

Boundary Justification: The boundaries are drawn to include the historic building itself and to exclude non-contributing un-related properties within the same parcel.

Hotel Lodi
San Joaquin County, CA

Continuation Sheet; Photographs

Item Number 1: on each photograph

Item Number 2: SJ indicates San Joaquin County

Item Number 3: Eric W. Veerkamp, photographer

Item Number 4: All photographs taken Tuesday, December 20, 1994

Item Number 5: Original negatives located at City of Lodi Planning Department

Item Number 6: See below

Numbered photographs:

1. View of main entrance facing west.
2. View of entryway ceiling.
3. View from main entry hall facing east.
4. Entry facing east.
5. Facing south west in lobby.
6. Facing south in lobby.
7. Looking up over lobby.
8. Looking north west in lobby from balcony.
9. Standing on balcony.
10. Facing west in lobby.
11. Facing east in lobby.
12. South east in lobby.
13. North in lobby.
14. North in lobby.
15. North east at main staircase in lobby.
16. North in lobby.
17. North in lobby.
18. Facing south in lobby from mezzanine.
19. Facing west in women's lobby bathroom.
20. Facing south east from mezzanine.
21. Facing south looking at elevator.
22. Facing east on second floor lobby.
23. Facing north looking up stairwell to third floor.
24. Looking west down second floor hallway.
25. Facing west on second floor lobby.
26. Facing south west.
27. Facing south west.
28. Facing south.
29. Facing south, looking at north east corner.
30. Facing south east looking at north east corner.
31. Facing south looking at north elevation balcony.
32. Facing east looking at north elevation.
33. Facing east, north elevation.
34. Facing west, east elevation balcony (above main entrance).
35. Facing north west, south east corner.
36. Facing west, south east corner.
37. Facing east, south elevation.
38. Facing north, walkway leading to courtyard.
39. Facing north, walkway leading to courtyard.
40. Facing north, courtyard.
41. Facing west, courtyard.
42. Facing south west.
43. Facing west.
44. Facing west.