

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

DRAFT

1. Name of Property

Historic name: Martinez Grammar School Annex

Other names/site number: Martinez City Hall

Name of related multiple property listing:
 Historic Resources of Martinez, California

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

2. Location

Street & number: 525 Henrietta Street

City or town: Martinez State: California County: Contra Costa

Not For Publication: Vicinity:

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 at the following level(s) of significance:

national **statewide** **local**

Applicable National Register Criteria:

A **B** **C** **D**

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the 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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/school

Current Functions

(Enter categories from instructions.)

GOVERNMENT/city hall

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS

Prairie School

Sullivaneseque

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: Brick, glass, metal; Doors: metal, glass, wood; Courtyard: brick, cement; Decorative elements: terracotta, brick, metal

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Martinez Grammar School Annex at 525 Henrietta Street was completed in 1917 in the Prairie School style with Sullivaneseque features. It is a brick veneer on wood beam, partially two-storied building, with a tall central mass facing a courtyard flanked on both sides by opposing and nearly equal wings. The neighborhood is primarily residential, and transitions to the Martinez Downtown Commercial Core three blocks north of the building. Although the Martinez Grammar School Annex has undergone numerous improvements, and the interior has lost almost all of its original school features, the exterior retains the character defining features and massing of the Prairie School architectural style. These features are its long flat rooflines, wings off a central massing, bands of fenestration that comprise substantial portions of wall planes, stylized and decorous brickwork, and the use of pier, columns, and pilasters to accentuate massing and fenestration. The terracotta Sullivaneseque façade ornamentation is intact as are all the Sullivaneseque/Richardsonian arches. The building retains historic integrity.

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Narrative Description

Setting

The Martinez Grammar School Annex (Martinez City Hall) at 525 Henrietta Street faces south and has always occupied the southern half of its block. The block is bordered by Henrietta, Mellus, and Castro Streets and Alhambra Avenue. The Martinez Police Department parking lot, accessed from Mellus Street, occupies the adjacent northwest quarter of this block. The building is situated on the flat Downtown Martinez alluvial flood plain. Martinez Grammar School Annex faces the expanse of Ignacio Martinez Plaza, neighbors Saint Catherine of Siena Parish Church, and otherwise is surrounded by residential buildings about the same age as or older than the Annex.

When Martinez Grammar School Annex was built in 1917, St. Catherine's was a smaller wood building at the center of its block. The setting was a flood plain undergoing conversion from open acres of agricultural estates to infill of residential housing due to the population pressures brought about by the 1915 establishment of the Dutch Royal Shell refinery. Prairie School style architecture was borne from the idea of the potential in open plains. Later developments resulted in a two-story school on Castro Street and a church complex that takes up a whole block, a fountain and other park installments on Ignacio Martinez Plaza, and mature trees.

Condition and Characteristics

Introduction

The Martinez Grammar School Annex is comprised of eight faces that are in parts continuous and non-continuous with the building's "U" shaped, set back, and partial and additional (1928 and early 1990s) second stories. Because each face is different in size and features, each is described separately. Most features are common to the entire building and they are described first. Each description of each face discusses massing, rooflines, cornices, windows, doors, pillars, piers, columns, brickcourses, arches, and ornamentation. The combination of banded fenestration, brickcourses, cornices, and rooflines creates the character defining feature of Prairie School style horizontality.

Features Common to All Faces

Massing

The massing is generally symmetrical, quite broad, flat, and horizontal. There is a central taller mass flanked by two symmetrical wings that are each one story with setback second-story additions. The general appearance of the building is a central box book ended by two shorter and wider boxes. Even without its detailing, the building would appear horizontal. The walls are planar except where integrated structural piers extrude shallowly.

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Second Stories

The second stories above the wings are setback relative to the entrance side. The stories above the wings are set back enough so as to be difficult to see from the south side/entrance/public view of the building, and the building retains its original massing lines of a taller central mass and two one-story opposing wings. Second story classrooms were added in 1928 to the west side of the building. In the early 1990s, the east side of the second story and a portion of the second story that is between the central massing and the 1928 addition were added.

Structural Piers and Brick Knots

The corners and mid planes of the building are thicker because of the presence of engaged structural piers. This use of integrated piers, or creating weight at corners and in walls, generates the feel of solidity and integration with the ground that is characteristic of Prairie School architecture, while lending shallow folds and angularity to what would otherwise be flat brick walls on each side of the building. The piers are capitalized with three, four, five, or seven non-capitalized, engaged, dwarf piers. Centered above the piers, above the cornices, are the brick, diamond-shaped framed brick knots filled with bricks coursed and gauged in perpendicular to the regular course of the building's walls.

Fenestration

Bands of windows and doors comprise large portions of, and are integral, to most walls. This window configuration is characteristic of the architectural style and contributes to the horizontality indicative of Prairie School architectural style. All window frames and doors are painted a terracotta color and are wood unless noted otherwise. Windows on three sides (not at the rear), and paneled glass walls of the east and west wings' lobbies, have a transom bar that is not original and composed of a tri-pyramidal and disc repeating motif. Due to police department and city hall security needs, it was not ascertained if the windows were operable or not, although it is observed some windows still open.

Cornices and Roof Lines

The cornices are attached to the walls and generally run around the entire building, although not always at the same level. On some segments, a cornice runs across both stories. The cornices are complexly molded, and were modified or replaced in the early 1990s upgrade. The replaced cornices are similar to the original cornices but not as deep. The replaced cornices were an attempt to retain the historic integrity of the building. They parallel the long, flat rooflines that are flashed with coping. The cornices and roofline coping are terracotta in color. The roof is flat on each of its levels. The opposing lobbies of the Police Department and the Building Department were once open, covered spaces in which children could play. The coverings to these open spaces were also characteristic of the extended flat roof overhangs of Prairie School style. The headercourse sills are found on the back and east facing side of the west wing.

Bricks

The buff-colored face bricks of the veneer were manufactured by Livermore Fire Brick Company, Livermore, California. The majority of the walls are laid in one-half running stretcher pattern. The brick veneer was tied down as part of the early 1990s retrofit. Circa 2012, loose

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bricks were found by the author in the northeastern private lot of the block and their non-face side was pressed with the word "LIVERMORE" in an oval-like depression or frog. Single, soldiered lintel, band, and/or stringcourses run across the 1917 and 1928 portions of the building and sills are rowlock or headercourses extending about one-quarter brick length. The east facing side of the west wing and the back of the building contains headercourses and sillcourses.

The bottom three feet of the building's ground level is composed of red, common brickcourses that rise to the level of the 100-year flood plain. The lowest six courses extend from the ground to beneath a single sailor row, which is directly beneath a single rowlock headercourse. Iron barred vents exist around the bottom of the building directly under the sailorcourse. These vents correspond to a crawl space under the building. There is a nine foot high basement that occupies less than ten percent of the Martinez Grammar School Annex's footprint. It once housed heating equipment.¹

On each side of the courtyard entrance approach, the bottom red brickcourses continue and form a freestanding low wall between the wings and the courtyard entrance steps. Brass letters are adhered to these walls. The west wall has "CITY HALL" adhered to it and the east wall has "525 HENRIETTA STREET." These two opposing, identical walls are topped with black iron fencing and terminate as a brick octahedron column capitalized with bricks gauged into pie piece-shaped wedges that fit together to create a circular capital. These unoriginal columns are congruous to the engaged octahedron columns around the main entrance of the building. Each side of these brick columns is composed of a stack of ten horizontal shiner bricks. Above the top shiner brick is a rowlock of three bricks. Between the rowlock and the capital is a sailor row of three bricks.

Face by Face Description

Central Massing/Formal Entrance

This façade is the most monumental and ornamental of the building's eight faces. The Martinez Grammar School Annex was erected as a two-story building with a first floor with a high ceiling. Three flat arched fenestrations comprise most of the first story entrance wall. These arches are comprised of two rows of bricks: the inner a soldiercourse and the outer a rowlock. The soldiercourse curves are comprised of slightly gauged bricks, as a flat arch requires around its limited curves. The arches are framed on each side by engaged, coupled, octahedron, brick veneer columns capitalized by Sullivan-esque terracotta in the same motif as the building's other Sullivan-esque terracotta. The spandrel bricks course as they do on the rest of the building. There is no entablature and no base to the columns, although the bases of the columns were covered by the elevation of the courtyard floor. Of notable craftsmanship, the edges framing the multiple sides of the columns are formed by the corners of alternate-laid, king-closer, angled bricks and not brick joints.

The configuration and materials of the fenestration within the arches has been replaced in a style in-kind with the original materials and configuration. Photographs indicate the horizontal

¹ Dave Scola, email to author, March 13, 2018. Dave Scola is City of Martinez Public Works Director and worked for the City of Martinez during the early 1990s renovations.

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segments were awning windows. The replacements are fixed and metal framed. The original framing divided the arched fenestration, that which did not contain a door, into seven segments.

The original south facing entrance door of the central massing was in the central arch, and the threshold was at a lower level. By 1956, this center door no longer existed and fixed windows were in its place. For a time, there were no entrance doors to the central massing (**Figures 13, 16, 17**), later replaced by arched fenestration comprising most of the first floor central massing wall. The fenestration meets the floor of courtyard and the two outer arches contain double, metal frame, glass, pivoting doors with aluminum handles. The central arch contains door-size lights where the original double doors existed. The lights in the arch windows are vertical with the outer-edge lights reaching from the top of the arch to the floor. In between and above the door segments are four side-by-side lights that appear almost as a transom to the door segments.

Above the first floor arches and columns—and between the second story of the central massing—is a spandrel panel on which original terracotta Sullivanesque ornamentation is hung and centered vertically above and beneath other ornamentation, creating an elegant linear continuity between the floors of the entrance face. The bandcourse is a repeating egg and dart pattern from which the Sullivanesque drip or neck ornamentation of similar motifs descend in triplicates, each ending in a forked scroll. Between each of these descending triplet ornamentations is an octagonal Sullivanesque medallion ornament with geometric scroll, bushel, and acanthus motifs. There are a total of four of these medallions.

The center of the spandrel contains a 1917 blind spandrel panel that when photographed in 1956 contained the words “CITY HALL.” The spandrel panel is again empty as it was originally. The spandrel acts as and contains a bandcourse as well, and sits on a portion of wall more forward from the fenestration above or below it. This assemblage creates a shallow portico above the engaged columns and over the arches. The bandcourse is a repeating egg and dart pattern from which the Sullivanesque drip or neck ornamentation of similar motifs descend in triplicates, each ending in a forked scroll. Between each of these descending triplet ornamentations is an octagonal Sullivanesque medallion ornament with geometric scroll, bushel, and acanthus motifs. There are a total of four of these medallions.

Above the spandrel, and centered over the arches, are three sets of coupled windows that together create a band of windows. Between each set of coupled windows are two engaged square pilasters with terracotta Sullivanesque capitals of similar design as their columnar counterparts below. There is a single pilaster between each coupled window. As with the columns below, the outermost pilasters are one-quarter and the rest one-half depth beyond their engagement. The windows appear original with wood framing and configuration that matches historic photos: four-over-two lights arranged horizontally. Directly above the second-story window is a cornice that spans the entire horizontal plane of the upper second story of the central massing. Above the cornice is a brick parapet about fifteen courses high, flashed with a terracotta-colored roofline coping.

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The corner piers of the central massing are the most decorous aspect of the building. At about the height of the middle of the second story on either pier is the top of a blind arch that extends to the ground. These two arches are comprised of an inner soldiercourse and an outer rowlock. The interiors of the blind arches are comprised of brick coursed in the Flemish bond—the only places on the building this arrangement of bricks exists. The corners of these pier arches are comprised of wedge-gauged bricks. The arches are not as deep as the fenestration arches on the first floor and generally appear not as flat.

Above both blind arches, and centered on each of the two corner piers, is an overlaying ornamental terracotta band four courses tall and containing a repeating bead, egg, and darted lozenge motif. Descending from this band on each pier are three cast terracotta and highly elaborate Sullivanesque ornaments with thick, interlaced, efflorescent egg, bead, acanthus, scroll, flower, and geometric motifs. On each pier, there are three of these ornaments, the exterior two on each pier identical, and the central ornament different. These ornaments cover the brick beneath them and align with the brick joints exactly.

The central massing's piers are capitalized above the ornamental band by seven dwarf piers that are directly beneath the cornice. The cornice is beneath the parapet, which contains two brick knots, each centered over the central massing's piers. Like the other brick knots on other piers, the knots are framed in a diamond shape formed by rowlock courses filled in with bricks arranged perpendicularly to the rest of the brickcourses in the building. These two knots are also larger than the other brick knots on the building.

The piers and their ornamentation appear as they did in 1917 with the exception of their relation to the wings' now-closed-off configuration. Historic photographs reveal a square opening midway near the top of the second floor above the covered area between the central massing and the west wing (**Figures 9, 10**). The 1956 and circa late 1960s photographs (**Figures 13, 17**) indicate there may have also been an opening in the same place in the pier in the east wing. These areas were seamlessly bricked-in.

West Wing—Courtyard Facing Side

The Sanborn maps and circa 2017 photographs (**Figures 2, 3, 4, 9, 10**) show what became the enclosed Martinez Police Department lobby was the open play area of the Martinez Grammar School Annex. This part of the east facing west wing is in two portions: the northern unoriginal glass portion (lobby) and the original southern brick portion. The lobby is enclosed by a wall comprised of five glass panels with double glass pivot doors, with aluminum handles and escutcheon, in the center panel. The glass panels are floor-to-transom fixed. The transom is five lights horizontally arranged over each glass panel. The center transom is wider where it contains the glass doors. Above the five-light glass transom is the terracotta colored metal transom bar. Above this band are five wood transom panels. The center panel contains the word "POLICE." Above these panels is a deep cornice that contains pot lighting, and above the cornice is a synthetic panel parapet finished with a terracotta-colored roofline coping.

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The original and more southern half of this eastern facing courtyard façade is the original brick western wing with two piers. Both of these piers contain long, fixed, one-light windows with headercourse. A soldier lintelcourse exists above these windows and across the entire brick plane. The piers are capitalized with five dwarf piers. Above these and running across the entire wing is the cornice. Above the cornice on the southern half of this wing's face is a brick parapet with the diamond-shaped brick knots, smaller and similar to the center massing's knots, centered in the parapet above each pier.

East Wing—West Facing Courtyard Façade

This face is almost identical to the west wing's courtyard facing façade, with "CITY OFFICES" in the center transom panel over the entrance. There are no windows in the brick southern half of this building. There is an exterior attached glass bulletin board for public meeting announcements. The 1956 and circa 1960 photographs (**Figures 13, 16, 17**) indicates the once open, covered area as enclosed in glass with steps inside the 1950s glass enclosure. The 1956 glass panel wall has been replaced as stated. Since 1993, there have been no interior steps into City Hall's interior lobby and Building Department public desk. All floor surfaces were equalized in the early 1990s renovations to be above the 100-year flood plain and comply with the Americans with Disabilities Act.

East and West Wings' South Facing Façades

These identical faces are not set back from the sidewalk, are separated by the respective sidewalk level brick half walls and central staircase, and are comprised each of two sets of five adjacent/banded windows. The wings occupy the entire width of the Henrietta Street block from Alhambra Avenue to Castro Street sans the bordering sidewalks. The windows of the south facing sides are five horizontal-over-one-light with the tri-pyramidal and ornamental disc transom bar between. Historic photographs indicate these windows once opened in awning fashion and were four-over-two below the transom and four horizontal above the transom (**Figures 9, 10, 11**). Historic photographs reveal both wings' south facing windows once had a flower planter that ran the length of the window underneath the rowlock sills. The transom bars are continuous with a soldiercourse. Above the transoms, the cornice doubles as a lintelcourse.

There are piers on the corners and in the center of both wings' south facing sides. All piers are capitalized under the cornice and above the bandcourse by five dwarf piers. Above the cornice, centered on each of these piers, is a diamond-shaped brick knot, smaller and quite similar to, the brick knots over the corner piers on the central massing. Running the length of the south facing side of both wings, and containing the brick knots, is the brick parapet flashed with a roofline coping.

There are four windows in the synthetic paneled additions over the east wing. These windows are not readily seen from public viewpoint. Two of these windows face the courtyard and the other two face south. The courtyard facing windows are separate and are four horizontal lights-over-one. The south facing windows are coupled with four horizontal lights-over-one and the transom bar. This band continues in either direction as a sailcourse. Above this course are four dwarf

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piers on either side of the south facing windows. These dwarf piers are beneath a cornice beneath a synthetic panel parapet and repeat on either perpendicular side of the south facing windows.

West Facing/Alhambra Avenue Side of the West Wing

The 1949 Sanborn map was not updated from the 1920 version (**Figures 2, 4**). A 1956 photograph (**Figure 15**) shows the 1928 second-story addition on the west wing. The bottom portion of the Alhambra Avenue side's south segment contains two piers replete with dwarf pier capital, brick parapet, diamond-shaped brick knots, and roofline coping. There are two vertical fixed windows with rowlock sills. The more southern of these two windows was once one-over-one sash with an upper meeting rail with curved ends like drip molding. The northern half of the Alhambra Avenue side is two stories in two segments with the north end thrust more forward. This is consistent with the 1920 Sanborn map. A cornice wraps around the upper story and a lintelcourse runs the entire width of this Alhambra Avenue, west facing side.

The mid-section first floor of this west facing side of this west wing is comprised of a band of five windows in three segments, one over the other. The top is one-seventh of the window height and contains four horizontally arranged lights, the middle segment is three-sevenths of the window height with four horizontally arranged lights, and the bottom segment is two horizontally arranged lights. The second story of the west facing side can be further considered in two segments. The more southern mid-section shares a second story cornice with the northern section as well as a first-story cornice that mirrors the southern, one-story cornice on this side. On the second floor of the mid-portion of this building is another band of five windows with the same configuration of lights as the first story—only the top segment is one-fifth of the window and the lower two segments two-fifths each of the window height. It appears that at least some of these windows open in awning fashion. To the north of the bands of windows in the midsection are two windows—one on each floor—that are identical to the two narrow vertical windows just south of the bottom mid-section window band.

The northernmost two-story segment (the 1928 second-story addition) contains one fixed window on its first floor with six horizontally arranged lights and on the second floor, a band of three fixed windows with two horizontally arranged lights on the second floor. This northern segment contains two piers. They are only capitalized on the first floor and only above the first floor cornice is there a knot above the pier in what would have been the first floor parapet. A hedge runs against the building on this side, next to a sidewalk with antiquated concrete squares, and between the sidewalk and curb are openings where mature trees rise above roof level.

East Facing/Castro Street Side of East Wing

The upper story was constructed during the early 1990s upgrade with original brick from deconstructed walls and synthetic panels (**Figure 8**). The arrangement of original brick above these panels emulates the capitalization of the piers in original segments of the building. This northern portion contains in each story two bands of five windows that comprise a major portion of their walls. A mid wall pier exists between both the upper and lower sets of windows. Each window is divided by a transom bar with four horizontally arranged lights-over-one. The transom occupies about one-quarter of the total height of the window. There is a one-light vertical

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window just south of the first floor band of windows, in the corner made by the jutting corner pier. The extant roofline coping acts as a sillcourse to the second story windows. The cornice on both stories represents a lintelcourse beneath a synthetic panel parapet. The first story retains its original parapet with the diamond brick knots over each of the three piers. The parapet of the second story is synthetic panel with original brick dwarf piers embedded above the original first floor piers.

The one-story southern half of the east facing, Castro Street side contains two piers with dwarf pier capitalization above a soldiered lintelcourse and beneath a cornice. The cornice is below a brick parapet containing a diamond brick knot centered over each pier. There are no windows in this side of the east wing. A hedge runs against the building on this side next to a sidewalk with antiquated concrete squares, and between the sidewalk and curb are openings where mature trees rise above roof level.

Back/North Facing/Mellus Street Side

The base of the eastern corner is adjacent to a large water main on ground level and two large, freestanding electrical boxes. This corner is a pier that is capitalized with five dwarf piers between a running soldier band and beneath a cornice. The soldier band ends at the level of a one-light fixed window and, to the west, is a smaller fixed window. The cornice continues. Because a house is so close to the Martinez Grammar School Annex, and because of large bushes against the east side of the back of the building, the first floor cannot be seen well from the sidewalk at its northeast corner. The second story portion is synthetic paneled and contains four windows, each with an upper one-quarter of its window length comprised of four horizontal-over-one lights. In the alley between the two buildings are two metal doors above the red brick common courses. These doors are reached by a concrete staircase. One side of the double doors contains a transom with three horizontal lights and the door transom on the other door is a vent. West of these doors are coupled windows with one window comprised of three lights-over-one and the other a vent over one light.

The back of the building, facing Mellus Street, is the flattest and is almost one plane. The early 1990s second-story synthetic panel additions are attached to the central massing. The synthetic panels are water stained. The eastern synthetic panel addition creates the northeast corner of the building. The western panel addition sits between the central massing and the 1928 second-story addition. Roof ladders, air conditioning systems, a satellite dish, and multiple antennae are visible on the roof from the Mellus Street side of the building.

The central massing cornice runs across the top of the building below a brick parapet and connects the central massing's two piers. There are two larger (like the entrance side) brick knots in the parapet. Both piers are capitalized with seven dwarf piers (the same as the south facing entrance side) that sit above a lintelcourse made of a band of decorative terracotta very similar to that on the entrance side of the central massing. Beneath this second-story lintelcourse, in each pier, is a four horizontal-over-one light window. Beneath these windows are solid metal doors. The first floor cornices on either wing do not run across the central massing that is between the piers. The planar surface between the piers contains three windows with five horizontal over-two

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lights on the second floor and three arched windows also found on the entrance side of the building. The arrangement of lights in the arched windows on this side is the same as in the arched windows on the entrance, as are the arched brickcourses that frame the windows.

The western one-third of the back of the building consists of the original first story and the in-filled synthetic panel adjacent to the central massing. The synthetic panel addition contains a window with a four-light transom over a single light four times the height of the transom. Directly beneath this window is the terracotta roofline coping of the original first floor over a brick parapet and cornice. There is a terracotta-colored metal door and two, three-over-one light windows. To the west of these windows is another door similar to that east of the windows—contained in the first floor original one-story portion of the west wing.

The westernmost segment of the back of the Martinez School Annex is the 1928 addition over the first story. There is a band of five windows on each floor. The cornice acts as a lintelcourse beneath the brick parapet, which contains no dwarf piers or a brick knot. The windows on the second story are divided into three horizontal segments that appear to open in an awning fashion. The top segment is one-fifth the height of the window and contains four horizontally arranged lights. The middle segment contains the same and is two-fifths the window height. The bottom segment is two lights. The first floor windows are the same as the second floor windows except the top segment is one-seventh the window height.

The back of the building must be seen at a distance because the open, northwest area of the property contains the secured Martinez Police Department parking lot. This lot contains highly sensitive law enforcement equipment and is surrounded by a high, grey iron fence.

Record of Alterations

Martinez Grammar School Annex is in excellent condition having undergone a retrofit and rehabilitation in the early 1990s. It was originally built in 1917 as a school and was converted to civic functions in 1956. The interior of the school building has undergone numerous modifications and retains less than ten percent of its original interior (**Figures 6, 7**). The few remaining interior historic architectural features exist inside City Council Chambers.

1928

Second-story classrooms were added to the Martinez Grammar School Annex wings circa 1928². The *Martinez Daily Standard* reported October 24, 1928:

The grammar school board of trustees employed Louis Stone, Oakland architect, to direct alterations in the two grammar schools designed to provide two additional class rooms. This work is also to be undertaken immediately. The alteration plan was suggested in Hill's report.³

² *Building and Engineering News*, "Bonds," October 20, 1928.

³ *Martinez Daily Standard*, "Crowding of High School Forces Old Building Use," October 24, 1928, Microfilm.

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In 1992, Page and Turnbull reported, “In 1928, a small second-story addition containing two additional classrooms was constructed at the west corner of the building” and “the two second-story spaces are not adjoining.” They noted a negligible percentage of the interior historic material remained in these second-story additional classrooms.⁴

1950s

The March 16, 1956 *Contra Costa Gazette* “Contra Costa Illustrated” insert celebrated the new City Hall and explained renovations as follows:

The Martinez city family, except police and firemen, has been gathered under one roof as new offices were opened in the east wing of the newly renovated grammar school building...The police department will remain in the city-owned building on Susana Street, until the west wing of the new city hall is renovated...for many employees, who moved into the new building during the past weekend, it was a return to the memories of school days...The building was purchased last year from the Martinez Elementary School district, which had abandoned it for school use, for \$40,000...Cost of renovating the east wing and auditorium was \$45,000 including architectural fees, heating, lighting, and painting.”

The City of Martinez this week changed its mailing address to 525 Henrietta Street with the moving of department personnel into the new quarters...the brick planter in the foreground will serve as a base for a flagpole and will be filled with greenery. To the right [of the photograph] is the east wing where city offices are housed and to the left are the windows to the auditorium, renovated for city council chambers.

The foreground...now a playground for St. Catherine’s school children, is slated to become a city plaza.⁵

The Martinez Police Department eventually occupied the entirety of the west wing with the Fire Department at Jones and Castro Streets, two blocks south of City Hall.

1990s

Due to the 1989 Loma Prieta earthquake, in November 1990 the City of Martinez manager’s office began the process of selecting a design team to perform a seismic upgrade and remodeling of Martinez City Hall.⁶ At one point, the City of Martinez decided it would be best to remove the brick from three sides of the building, cover these sides with boards, and leave the south façade

⁴ Page & Turnbull, *Martinez City Hall: 525 Henrietta Street, Martinez, California: 7. Significance and Evaluation. Historic Resources Inventory Form: Continuation Sheet. Page 1.* lazerfiche, City of Martinez, n.d.), 05.02.00 city hall—General, Page 461.jpg.

⁵ *Contra Costa Gazette*, March 16, 1956, “City of Martinez Has New Address,” In “*Contra Costa Illustrated*”, Microfilm.

⁶ City of Martinez City Manager, *Selection of Design Team for Structural Upgrade of City Hall*, by Jim Jakel (Martinez, California, April 10, 1991), lazerfiche, 05.02.03 city hall—remodel 1993, Page 84.jpg.

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relatively the same.⁷ The City of Martinez Design Review Committee and Planning Commission protested the removal of any of the façade. They said:

The Commission feels that the brick removal will make the City Hall unattractive and set an undesirable precedent. How can the Commission hold private applicants to a high standard of design when the City does not hold itself to the same standard? What can the Commission say to an owner of an historic brick building in the downtown area who proposes brick removal rather than restoration?”⁸

Page & Turnbull was hired to conduct a Historic Resources Inventory, and Robinson Mills & Williams to prepare plans for the historic restoration. Page & Turnbull wrote “...small addition and reviewed interior office areas. Exterior changes have been restricted to those allowed for a historical building...includes keeping the brick façade.”⁹

Prior to the renovation, City Council Chambers at the interior of the central massing retained a glass enclosed observatory mezzanine. This mezzanine was originally the Martinez Grammar School Annex Balcony. During the early 1990s renovation, the City Hall mezzanine was enclosed in solid materials, creating office and hall space on the second floor. The only original features retained are the auditorium’s open massing, the cross beam detailing in its ceiling, capitalized square columns that are integral to the walls, and the square demarcation of the opening of the school’s auditorium’s stage.

In the early 1990s renovations, an addition connected the 1928 second-story additional classrooms on the west side of the building. The second story of the central massing was extended over the back portion of the east wing with synthetic panels and original bricks, extending the second story (**Figure 8**). The courtyard and floor were made one level throughout to comply with the Americans with Disabilities Act and be above the 100-year flood plain. These elements and the courtyard’s elevation, wheel chair ramps, and steps with iron tube railing are products of the early 1990s renovations.¹⁰

The May 13, 1992 City of Martinez staff report stated:

The project is primarily a seismic upgrade...includes foundation reinforcement, addition of shear walls, roof and floor reinforcement, and tying [sic] of the brickwork to the building...the building will be made completely handicap accessible for unifying the first floor levels the addition of handicapped restrooms and the addition of one or two code required elevators.

⁷ City of Martinez City Manager, *Emergency Structural Repairs--City Hall*, by Jim Jakel (Martinez, California, May 17, 1990), lazerfiche, 05.02.02 city hall—seismic 1990, Page 8.jpg.

⁸ City of Martinez Planning Commission, *“Emergency” Brick Removal--City Hall*, by Gus Kramer (Martinez, California, June 27, 1990), lazerfiche, 05.02.02 city hall—seismic 1990, Page 3.jpg.

⁹ City of Martinez Design Review Committee, *City Hall Renovation: Design Review Committee Staff Report*, by Cathy Norwicki, (City of Martinez, May 28, 1992), lazerfiche 05.02.02 city hall—General, Page 447.jpg.

¹⁰ Ibid.

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Two partial second-story additions are also included in the project. All of the proposed changes to the building have been designed with sensitivity to the historic nature of the buildings. Some of the original significant features of the building, such as the cornice, will be restored or replaced to resemble the original....

ADDITIONS [...] Partial second-story addition in two sections, increasing floor space of building by +/- 18%. These additions would not be highly visible from the front of the building. The primary material proposed for the exterior is cement plaster (stucco). The color will be slightly darker than the existing brick. Ornamental brick on the addition will match the original brick or be salvaged from the original brick.

ROOF [...] New shear diaphragm at roof and new roofing membrane.

WINDOWS [...] Restoration of some original windows; replacement of aluminum sash windows with those of historic style.

CITY COUNCIL CHAMBER [...] Minimal alteration to chamber...

DOOR IN [WEST] COURTYARD ELEVATION (P.D. Conference Room) [...] Removal of non-historic door and infill opening with salvaged brick.

CORNICE [...] Replace existing cornice with extended cornice to replicate the original style and dimensions.¹¹

Only one elevator was installed. The resulting alterations and improvements resulted in the removal of two of the Sullivanesque terracotta ornaments. One is hung in the City Hall lobby and the other in the new stairwell. The majority of the original ornamentation remains intact in its original position.

Since the 1990s improvements, the courtyard is approached via central cement steps and the two wheelchair ramps on either side of the steps. The landing of the steps is accented by a concreted planter, cigarette receptacle, and trash receptacle on each side of the landing. Of note, the raised, molded planter rim is congruous to the Sullivanesque medallion ornament on the auditorium/council chamber's exterior elevation. This octahedron shape is repeated onto Ignacio Martinez Plaza in the fountain's pool rim and planter rims.

Integrity

The building has never been moved from its original *location* at 525 Henrietta between Castro Street and Alhambra Avenue. The *setting* has undergone expected urban infill, substantial new

¹¹ City of Martinez Design Review Committee, *City Hall Renovation: Design Review Committee Staff Report*.

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tree growth and maturation, and foliage maturation and replacement, and the massing of the building still dominates the view corridor.

The building's *design*—that includes a weighty massing, original footprint, banded fenestration integral to the walls, Sullivanesque/Richardsonian arches, and long simple Prairie School style architectural lines and wings—retains sufficient integrity such that Martinez Grammar School Annex clearly can be identified as originally designed in the Prairie School style. The raised courtyard does not detract nor obliterate from any part of the design. The early 1990s synthetic, addition panels occupy less than one-quarter of the building's wall and are on the back or part of set-back areas of the building and do not interrupt the architectural lines.

The *materials* and *workmanship* are inseparable—including Sullivanesque ornamentation, brickwork on the external walls, and finishes—and are almost all original and retain historic integrity. A portion of window light configurations and frames were changed out in the 1950s as well as early 1990s, and the replacements maintain a compatible and similar design as the originals. The two segmented-glass fronted lobbies (first installed in the 1950s and then changed out in the early 1990s) that originated as covered open areas are also historically compatible and very similar to the 1956 glass fronted enclosures.

The *feeling* is that of a Prairie School style building, as it was built. Former students still *associate* the building with their school days.

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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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1917

Significant Dates

1917

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Stone & Wright

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Martinez Grammar School Annex is eligible for the National Register of Historic Places under Criterion C at the local level of significance in the area of Architecture. The building meets the registration requirements of the *Historic Resources of Martinez, California* Multiple Property Submission in association with the historic context “Royal Dutch Shell and 1920s-Era Building Boom: 1916 to 1929,” as a Public Assembly property type that embodies the distinctive characteristics of Prairie School style architecture with Sullivanesque features. The period of significance is 1917, the year of construction.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Background

The Martinez Grammar School Annex was built in 1917 as an annex to the 1909 grammar school (extant/altered) across Ignacio Martinez Plaza. Between the school and the annex, children from both buildings played on the open recreational space of Plaza de Ignacio Martinez, donated by the Martinez family and part of the Rancho El Pinole Mexican land grant to Ignacio Martínez.¹²

By 1915, the population of Martinez had grown to around 4,000, double what it had been just five years earlier.¹³ In May 1916, as the Shell Oil Refinery construction ignited population growth, the Martinez School Board voted to hire the Stockton architectural firm of Stone & Wright to build the Martinez Grammar School Annex. The *Daily Gazette* reported on September 1, 1917 that, “...this new school which will house the primary grades and the manual training...a greatly increased attendance this year over last is looked for although it will not be known perhaps until the latter part of the week just what the complete enrollment will total.”¹⁴

The building was completed for \$49,000 on August 24, 1917 and occupied on September 4, 1917. Stone and Wright designed many schools in the San Francisco Bay region, proliferating major trends in school building design through various styles of architecture. The Martinez Grammar School Annex is likely the only example of Prairie School architecture in Stone and Wright’s work.¹⁵ A 1914 *Architect and Engineer* article provides a Stone and Wright design for a Grant School in Richmond, California similar to the Martinez design.¹⁶ The Richmond

¹² Martinez Historical Society, “History of Martinez”, accessed June 20, 2017,

https://web.archive.org/web/20130613232418/http://www.martinezhistory.org/html/martinez_history.html

¹³ “Martinez Set Out on Big Growth: Rothschild Millions Going Into Great Oil Refinery in That City.” *San Francisco Chronicle*, October 11, 1915, 1.

¹⁴ *Daily Gazette*. “Large Attendance is looked at the Opening of Local Schools.” September 1, 1917. Microfilm.

¹⁵ Page & Turnbull *Martinez City Hall: 525 Henrietta Street, Martinez, California: 19. Significance and Evaluation*. (Martinez, California 1993.), lazerfiche, 05.02.03 city hall—remodel, Page 57.jpg.

¹⁶ B.J.S. Cahill, “Recent Schools Buildings Designed by Stone & Wright,” *Architect and Engineer* (July 1915), 42: 45-64.

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building may have never existed or no longer exists. The extant Grant Elementary School looks nothing like the design. Martinez Grammar School Annex is the only Prairie School style public assembly building in Martinez and the only building of this style in Martinez built during the original era of the Prairie School style and Chicago Group of architects. It is also the last surviving school building erected during the “Royal Dutch Shell and 1920s-Era Building Boom: 1916 to 1929” period of significance.

The Anti-Victorian-era trend in 1910s school building styles provided better ventilation, sanitation, and lighting to facilitate a human approach to education that incorporated vocational preparation and cultural education as well as a flexible assembly space designed for both school and community uses. In California, ideas that incorporated outdoor classrooms, flexible plans, rooms for physical education, playrooms, and extracurricular activities were becoming popular. Width of stairs, maximum seating capacity, sufficient light, good acoustics, and grouping of windows in banks for adequate light were design elements radicalizing school building design during the first decades of the twentieth century.¹⁷

The Martinez Grammar School Annex was considered superior and modern in architectural design, specifically in lighting, heating, and ventilation. According to the Martinez Historical Society’s citation of the *Daily Gazette*, the original plans were improved for superior wall studding, sheeting, brickwork in the back, scenery for the assembly hall stage, concrete court, cement sidewalks, curbs, gutters, and iron fencing across the front of the courtyard.¹⁸ The 1917 sidewalks still exist in pieces around the Martinez Grammar School Annex block and almost in entirety on Alhambra Avenue and St. Catherine of Siena Parish block.

Stone and Wright employed Prairie School style architectural design for the Martinez Grammar School Annex in order to manifest these new trends in school building design. Ribbons of windows, a central pavilion with covered outdoor areas, long and deep cornices, a long flat roofline, and wings at a different level than their central massing are character-defining features indicative of Prairie School style. A Prairie School architecturally designed grammar school offered abundant natural lighting, ventilation, and classrooms connected by covered courts rather than enclosed corridors. Prairie School architecture also provided central pavilions containing assembly halls that could be used for school and community functions—especially as the wings of the school could be shut off from the central pavilion.¹⁹

Following the 1933 Long Beach Earthquake, the Field Act was passed requiring all California schools be surveyed for seismic safety.²⁰ Schools that needed improvements were instructed by letter to comply with upgrading. In 1952, the Martinez Grammar School Annex was toured by

¹⁷ Page & Turnbull, *Martinez City Hall: 525 Henrietta Street, Martinez, California: 19. Significance and Evaluation*; B.J.S. Cahill.

¹⁸ Martinez Historical Society presentation of Nancy Hobert’s “The Martinez Grammar School: School Days 1917-1952,” *Martinez Gazette*, December 20, 1994.

¹⁹ Page & Turnbull, *Martinez City Hall: 525 Henrietta Street, Martinez, California: 19. Significance and Evaluation*.

²⁰ Stanford University, *Stanford and the 1906 Earthquake: The Evolution of Codes: Seismic Safety of Public Schools in California*, accessed April 3, 2018, <https://quake06.stanford.edu/centennial/tour/stop10.html>.

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the School Planning Division of the Department of Education who then sent a long list of necessary upgrades that included fire escapes, painting, electrical, plumbing, and heating work. Under public pressure, the Martinez School Board abandoned the building because the cost for upgrades was \$214,069. The Board also cited that the building was poorly designed, in a bad location on a poor site, affected the mental health of the teachers, took in too much outside noise, and was inferior compared to other and more recently built grammar schools in Martinez. It was decided to build more classrooms at more modern grammar schools in Martinez rather than invest in the old building.²¹

In 1912, the City of Martinez had erected and celebrated a new City Hall at 617 Main Street.²² By 1950, the 1912 City Hall had been sold²³ and the building was demolished while the City rented other locations for temporary use. The City of Martinez and St. Catherine of Siena Parish Catholic Church (just east of 525 Henrietta) requested consideration to purchase the Martinez Grammar School Annex. The City of Martinez offered \$40,000 and was sold the 525 Henrietta Street property.²⁴ By 1956, the Martinez Grammar School Annex became Martinez City Hall.²⁵ The Prairie School configuration has facilitated City Hall functions with Council chambers in the central pavilion, a police department in the west wing, and all other city departments in the east wing and on the second, setback floor.

Architectural Significance

Prairie School Style

Frank Lloyd Wright (1867–1959) is the most famous and central member of the Prairie School of architects. Wright was mentored in architecture by Louis H. Sullivan (1856–1924). Sullivanese refers to the distinct architectural ornamentation and features designed by, or in the style of Sullivan, recognized as the father of Modernism and the father of the skyscraper. Sullivan was influenced by Henry Hobson Richardson (1838–1886).

The Prairie School was a group of architects led by Frank Lloyd Wright and inspired by Wright's mentor, Louis H. Sullivan. These architects continued Wright's efforts to design with a new democratic architecture that was devoid of the old European and European-revival styles because they thought this change reflected the topography around them as well as a modern America.²⁶ In the 1800s, especially in Chicago, there was much political, engineering, and economic success. With this success came a desire for cultural independence. Architects were designing new forms independent of European styles. "The Prairie School is the first genuine American architecture

²¹ Martinez Historical Society presentation, Nancy Hobert.

²² *Martinez Standard*. "Corner of City Hall Laid". April 13, 2017. Microfilm.

²³ City of Martinez, *5.5.1 Old City Hall Sold in 1950*, (Martinez, California, n.d.) lazerfiche, OLD CITY HALL—SOLD 1950, Page 1.jpg.

²⁴ Martinez Historical Society presentation, Nancy Hobert.

²⁵ "City of Martinez Has New Address." In "Contra Costa Illustrated," *Contra Costa Gazette*, (March 16, 1956). Microfilm.

²⁶ *Ibid*.

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that did not imitate past styles, but rather set the pattern for indigenous architectural design.”²⁷
The Prairie School movement embodied freethinking Democratic ideals inspired by the broad, flat landscape of America’s Midwest. Prairie School is considered the first American architectural style in what is known as “The American Century...”²⁸

The Prairie School style embodies the rhythms and colors of nature. The low, broad buildings appear to hug the earth and replicate the vast horizon line of the Midwestern prairie.²⁹ Clientele were often self-made American businessmen with no pretension towards older styles. The Prairie School style reached its height around 1916-1920. World War I and other forces extinguished the Prairie School movement by 1920. The emergence of magazines influenced tastes of women who were growing in power over the decision-making at home. Revival styles re-emerged. Chicago was becoming the Midwest and not just the West. Midwesterners began to embrace conformity over individuality.

Prairie School style went on to influence architecture for decades in different iterations and different places throughout the world. In its simplicity, Prairie School style quieted the skylines, broadened and strengthened the mass, and welded the building to the ground. These features are indigenous to American architecture and license Prairie School style as one of the first, if not the first, authentic American architecture. Long, low-pitched rooflines, bands of adjacent windows integral to their walls, and multiple long-running brickcourses and sills were signatures of the possibility of the open horizon of the Midwest prairies and plains.³⁰ The Martinez Grammar School Annex was built during the era of and in the style of the Prairie School. It is a rare public building in a style uncommon to the West Coast.

Wright and Sullivan both considered building exteriors a form of textile. For Sullivan, this included rough-cut, tinted brick. A knot in architectural design was a primordial joint. Terracotta and brickwork were woven together and dressed like textile or cladding. Ornamental elements provided visual rhythms, or music, to the structure. The opposition of ornamental lace against geometric massing created the tension in that music.³¹ The Martinez Grammar School Annex surface is decorated with brick knots, tinted brick, and a repeating, rhythmic Sullivanesque ornamentation.

Sullivan-esque Ornamentation

Louis H. Sullivan invented an organic system of architectural decoration that provided deep correspondence between structure and ornament.³² Sullivan believed perfect democracy would be achieved when humanity came into a communion with cosmic principles in an understanding

²⁷ Gerald Norland, “Forward,” in *The Prairie School Tradition: The Prairie Archives of the Milwaukee Art Center*, ed. Brian A. Spencer (New York: Whitney Library of Design, 1979), 7.

²⁸ Frank Lloyd Wright Trust, “The Prairie Style,” accessed April 03, 2018, <https://flwright.org/researchexplore/prairiestyle>.

²⁹ “Apostles of Beauty: The Prairie School,” Art Institute of Chicago, last modified 2013, accessed September 9, 2017, <http://www.artic.edu/aic/collections/exhibitions/ApostlesBeauty/prarieschool>.

³⁰ Allen H. Brooks, *Prairie School* (University of Toronto Press, 1972), 14-348.

³¹ Kenneth Frampton, 126-130.

³² Mario Manieri Elia, *Louis Henry Sullivan* (New York: Princeton Architectural Press, 1997).

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beyond intellectual capabilities, and this transcendentalism could be expressed in architectural ornamentation.³³ His complex philosophical system of ornamentation was akin to transcendentalism. His philosophy synthesized the organic with the inorganic and combined the physical emotional, intellectual, and spiritual. Sullivan's ornamentations are not abstractions, they are expressions of the primordial energy described in his philosophy. The energy behind the ideas is expressed in the germination and bloom of Sullivan's efflorescent forms.³⁴ The ornamentation on the Martinez Grammar School Annex replicates "Sullivan's famous and often controversial architectural ornaments...a lush, interlaced jungle of geometric organic and whiplash form...."³⁵ **Figures 21-24** compare close-ups of Sullivanesque ornamentation on the Martinez Grammar School Annex to plates from Sullivan's *A System of Architectural Ornament: According with a Philosophy of Man's Power*.

Prairie School style architecture used restraint in the use of applied ornament and employed Sullivanesque fixtures and panels. Sullivan was inspired by the architect Henry Hobson Richardson (1838-1886). Sullivan employed arches as fenestration and as blind decorative arches in his work, using bricks or blocks set in opposite directions from the wall.³⁶ The blind entrance arches that compose the Martinez Grammar School Annex are Stone & Wright's expression of Sullivanesque features. The ornamentation on and in the Martinez Grammar School Annex is intact and was made and applied to the façades in the Sullivanesque style. "The elevation makes the ornament and the ornament makes the elevation"³⁷ applies. The molded terracotta pieces, repeated across the central masses elevation, when seen standing alone are not as intriguing as when seen on the building—also more intriguing because of the ornamentation.

³³ Narciso G. Menocal, *Architecture as Nature: The Transcendentalist Idea of Louis Sullivan* (Madison: University of Wisconsin Press, 1981) 3-148.

³⁴ Louis H. Sullivan, *A System of Architectural Ornament: According with a Philosophy of Man's Powers* (New York: Eakens Press, 1967).

³⁵ Ada Louise Huxtable, "End Note" in Sullivan, *A System of Architectural Ornament*.

³⁶ Robert Twombly, *Louis Sullivan: His Life and His Works* (New York: Viking, 1986), 36-405.

³⁷ Wim De Wit, ed., *Louis Sullivan: The Function of Ornament* (New York: Norton, 1986), 149.

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_____. “Significance and Evaluation: Martinez City Hall: Historic Resources Inventory Form, Continuation Sheet. Page 2.” (lazerfiche, City of Martinez, n.d.), 05.02.00 city hall -- General, Page 462.jpg.

_____. “Significance and Evaluation: Martinez City Hall: Historic Resources Inventory Form, Continuation Sheet. Page 3.” (lazerfiche, City of Martinez, n.d.), 05.02.00 city hall -- General, Page 463.jpg.

_____. “Significance and Evaluation: Martinez City Hall: Historic Resources Inventory Form, Continuation Sheet. Page 4.” (lazerfiche, City of Martinez, n.d.), 05.02.00 city hall -- General, Page 464.jpg.

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Van Zanten, David, and Robinson, Cervin. *Sullivan's City: The Meaning of Ornament for Louis Sullivan*. New York, Norton, 2000.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Contra Costa Public Library: Pleasant Hill Branch Microform

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Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.014047 Longitude: -122.135287

Verbal Boundary Description (Describe the boundaries of the property.)

The Martinez Grammar School Annex is located at 525 Henrietta Street, Martinez, Contra Costa County, California. The property occupies the south by southeast half of block 42 of the Original Survey of the Town of Martinez, which includes all of Lots 6, 7, 8, 9, and a fraction of Lots 1, 2, 3, and 4. The south, entrance side of the building occupies the entire length of Henrietta Street between the sidewalks of Alhambra Avenue and Castro Street where they intersect with Henrietta Street.

Boundary Justification (Explain why the boundaries were selected.)

The Martinez Grammar School Annex was built in these boundaries and has never been moved nor its footprint expanded.

11. Form Prepared By

name/title: Kristin Henderson, M.L.I.S.

organization: Martinez Architectural Heritage Association

street & number: 2241 LaSalle Street

city or town: Martinez state: California zip code: 94553

e-mail: hendersonkristin@hotmail.com

telephone: (925) 446 9747

date: February 2018; Revised April 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Martinez Grammar School Annex
City or Vicinity: Martinez
County: Contra Costa
State: California
Photographer: Kristin Henderson Photos 1-2, 7-13; Rob Parolek Photos 3-6
Date Photographed: June 2017 through July 2018 July 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 13 South facing façades (camera facing north by northwest)
- 2 of 13 Intersection of central massing south facing entrance façade (right) with east face of west wing (left), camera facing west by northwest
- 3 of 13 South facing central massing, west side, camera facing west by northwest
- 4 of 13 South facing central massing detail, camera facing north by northwest
- 5 of 13 South facing central massing detail, camera facing north by northwest
- 6 of 13 South facing central massing detail, camera facing north by northwest
- 7 of 13 East side of west wing and courtyard, camera facing west.
- 8 of 13 West side of east wing (right) and south side of east wing and courtyard, camera facing north
- 9 of 13 Intersection (corner) of east (left) and north (right) façades, including noncontributing house, camera facing south by southwest
- 10 of 13 West façade, camera facing north by northeast

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- 11 of 13 East façade, camera facing south by southwest
- 12 of 13 East façade, south half, camera facing south by southwest
- 13 of 13 North façade, camera facing east by southeast

Index of Figures

- Figures 1-4 Sanborn Fire Insurance Maps
- Figure 5 County Assessor Parcel Map
- Figures 6-7 Plans showing alterations
- Figures 9-12 1917 photographs
- Figures 13-15 1956 newspaper photographs
- Figures 16-17 Circa 1960s photographs
- Figures 18-20 2017 Google Earth images
- Figures 21-24 Sullivan-esque ornamentation comparison

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Location Map

Latitude: 38.014047

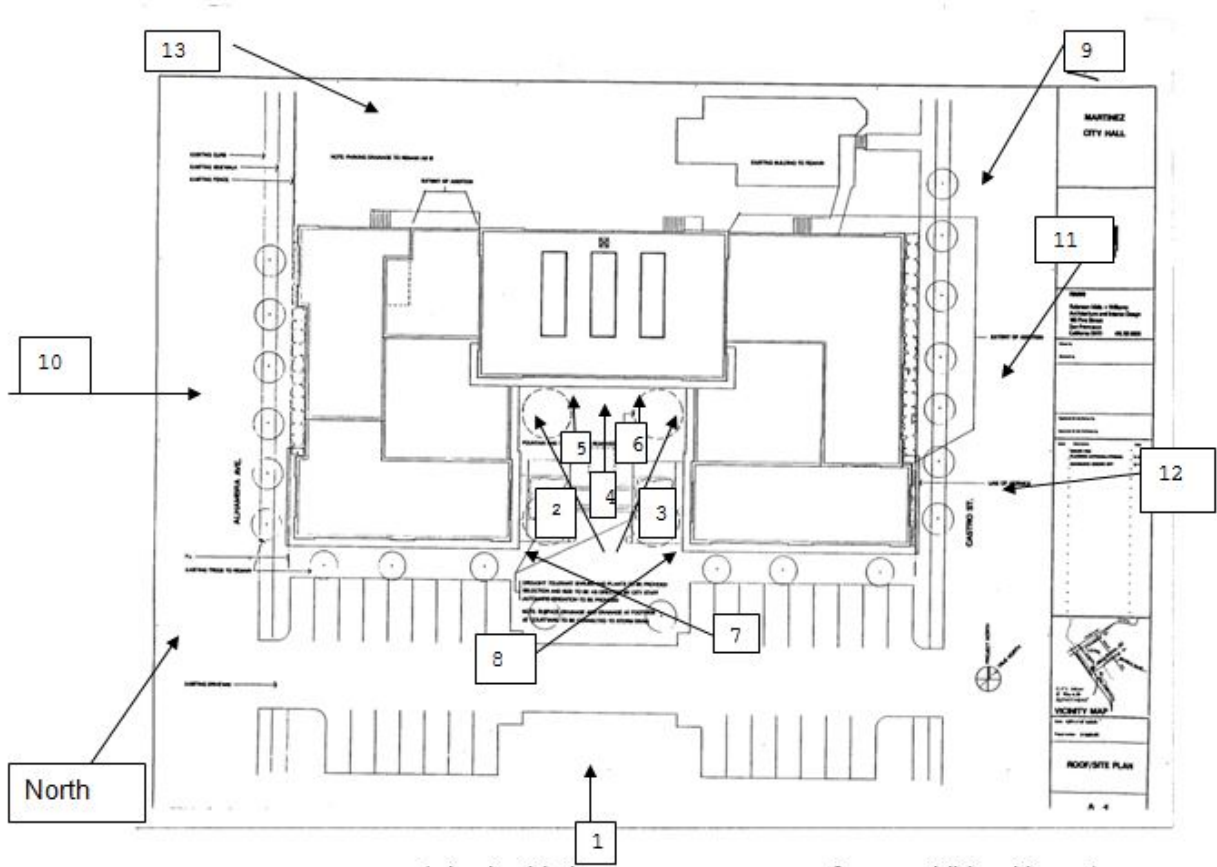
Longitude: -122.135287



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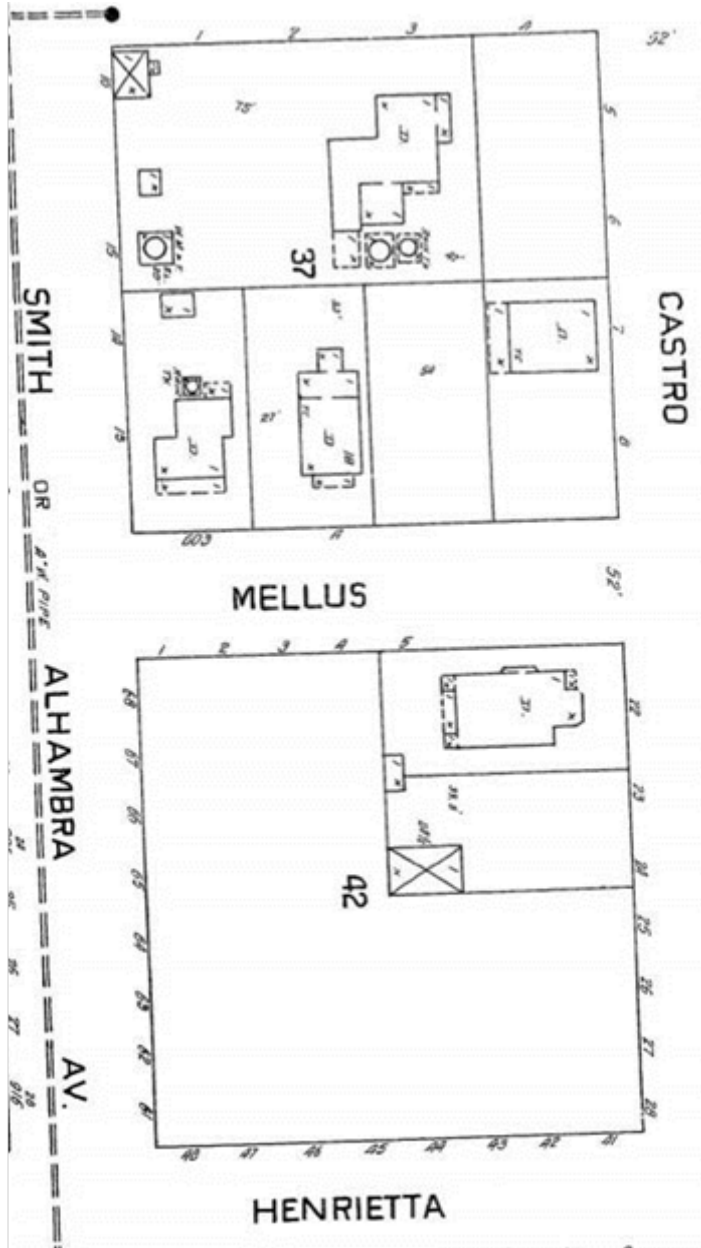
Sketch Map/Photo Key



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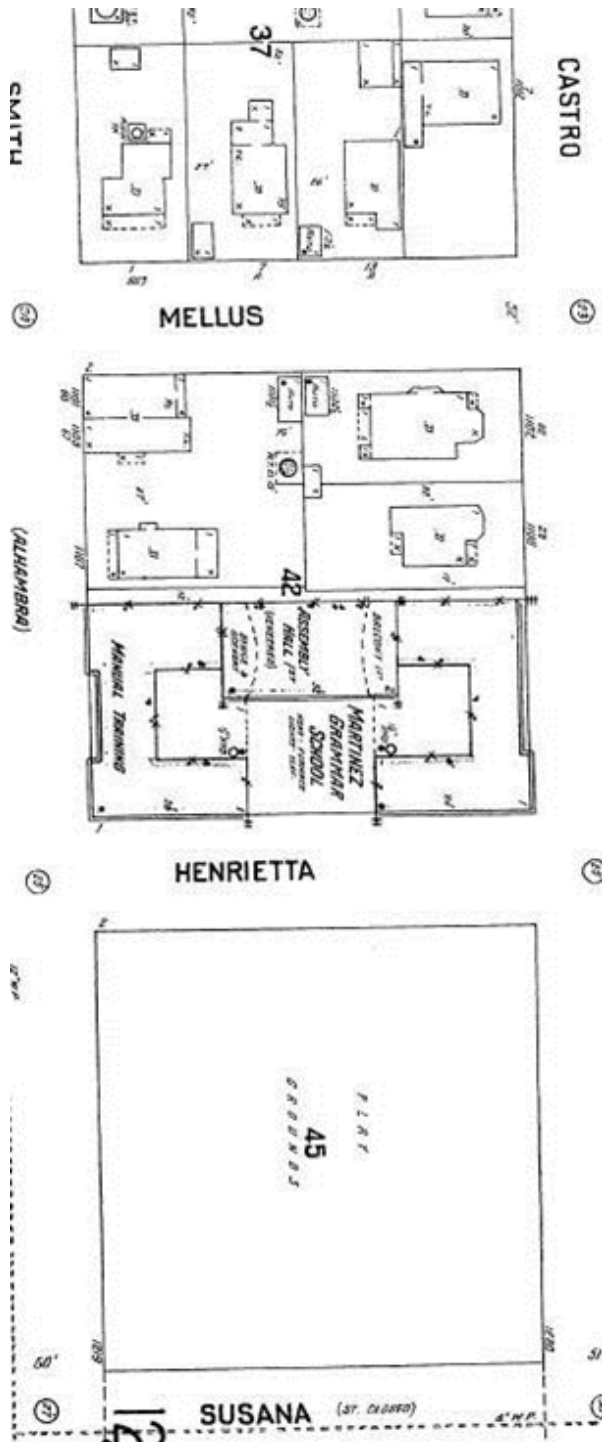
Figure 1. From 1908 Sanborn Fire Insurance Map



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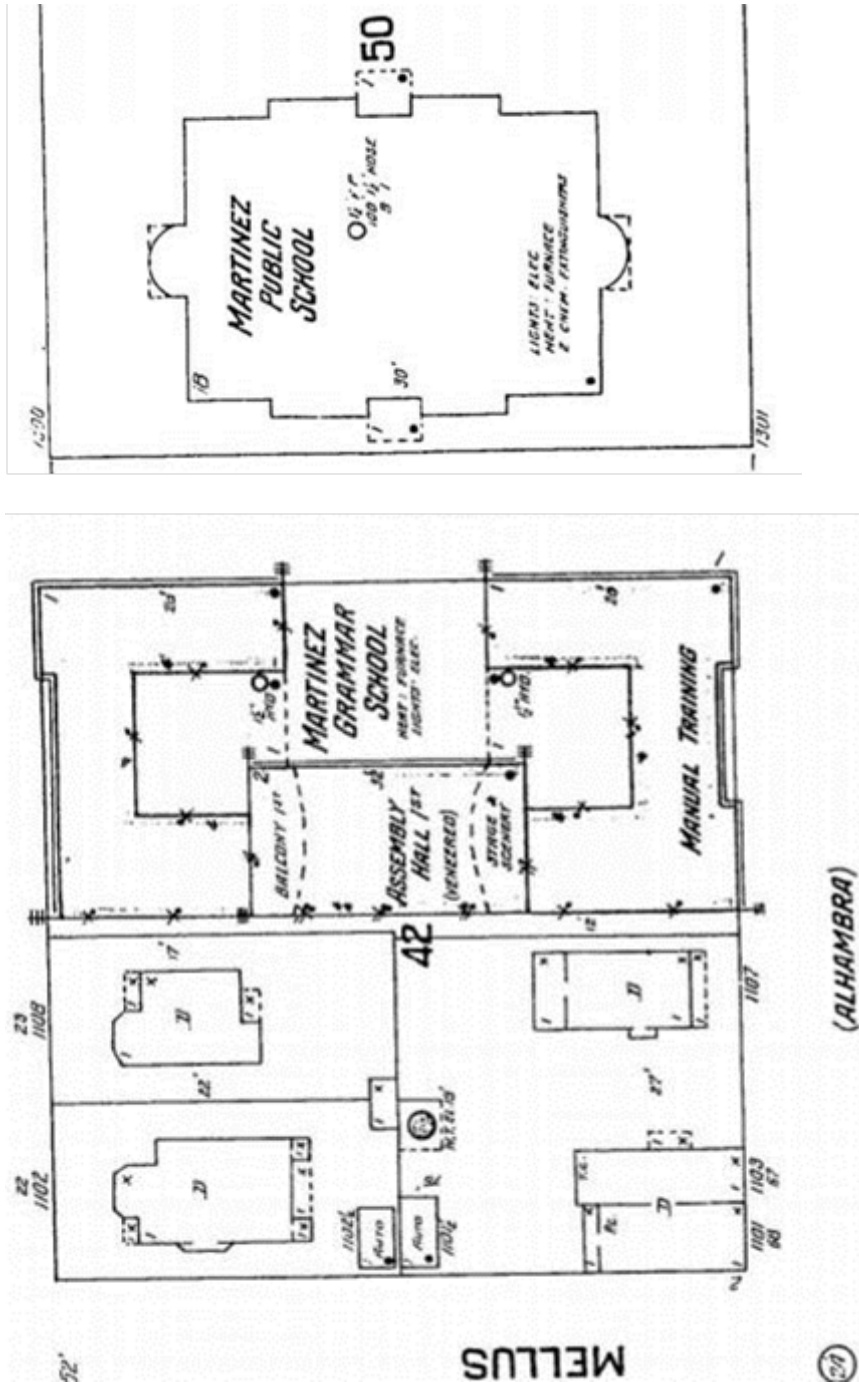
Figure 2. From 1920 Sanborn Fire Map



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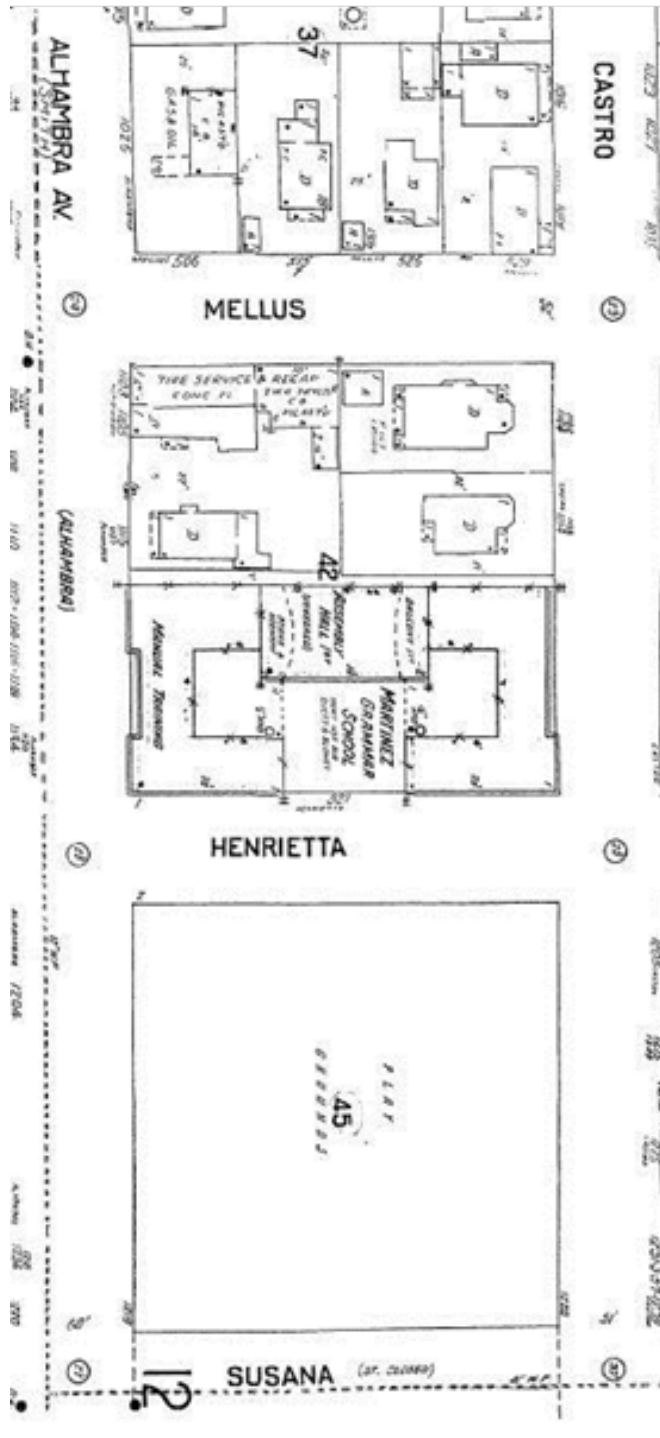
Figure 3. Detail from 1920 Sanborn Fire Map, Comparison of 1909 Martinez Grammar School and 1917 Annex; square footage was similar



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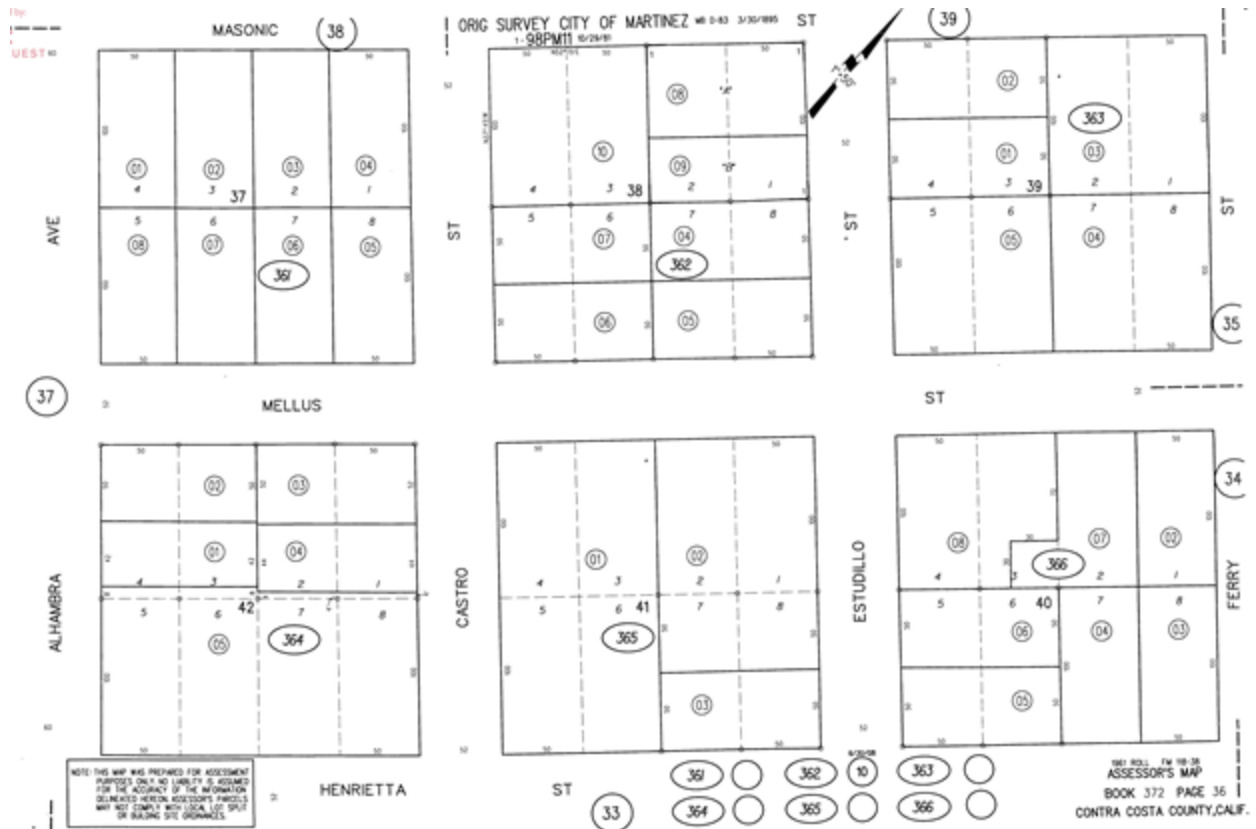
Figure 4. From 1949 Sanborn Fire Map, 1928 second-story addition not documented



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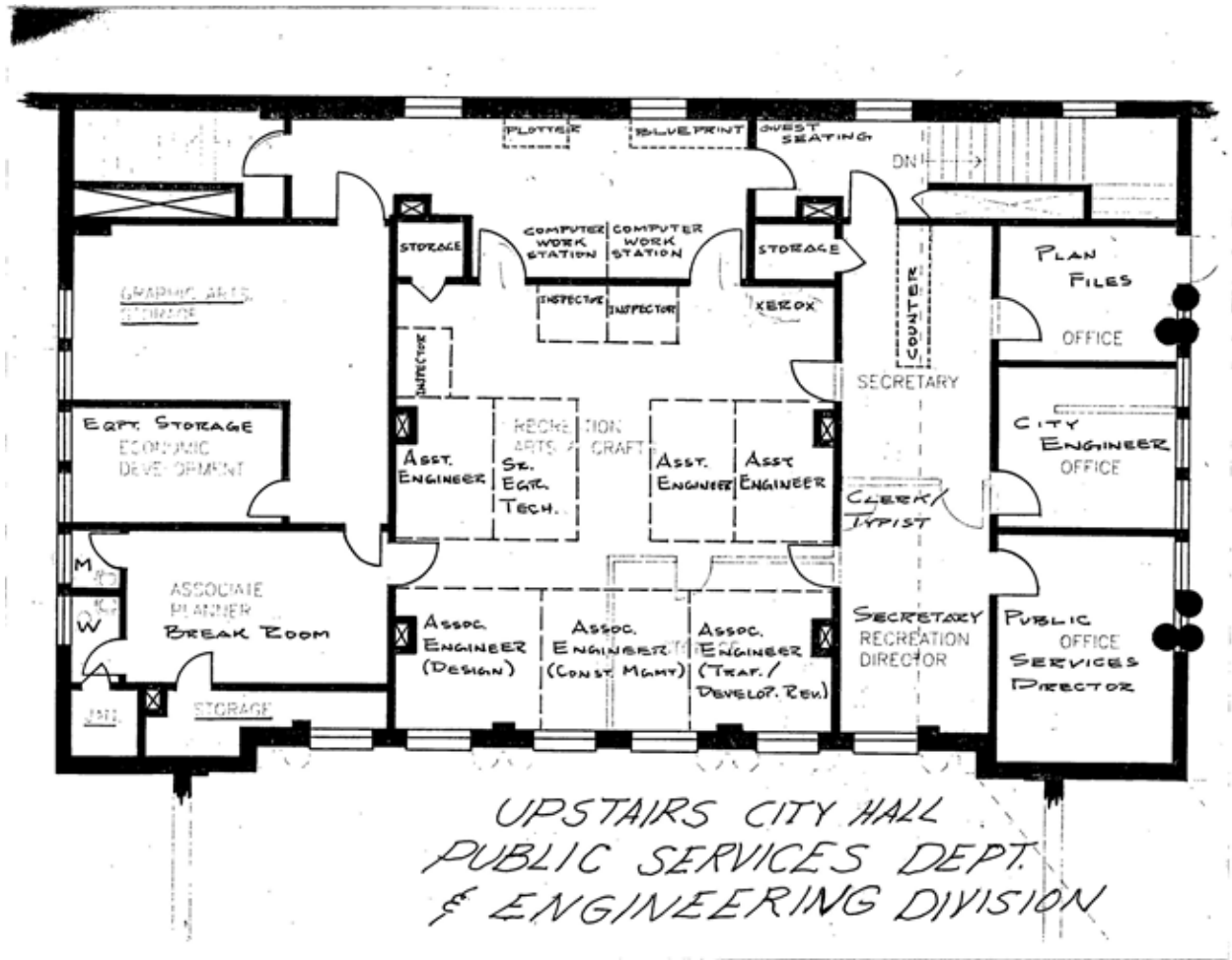
Figure 5. Contra Costa County Assessor Parcel Map



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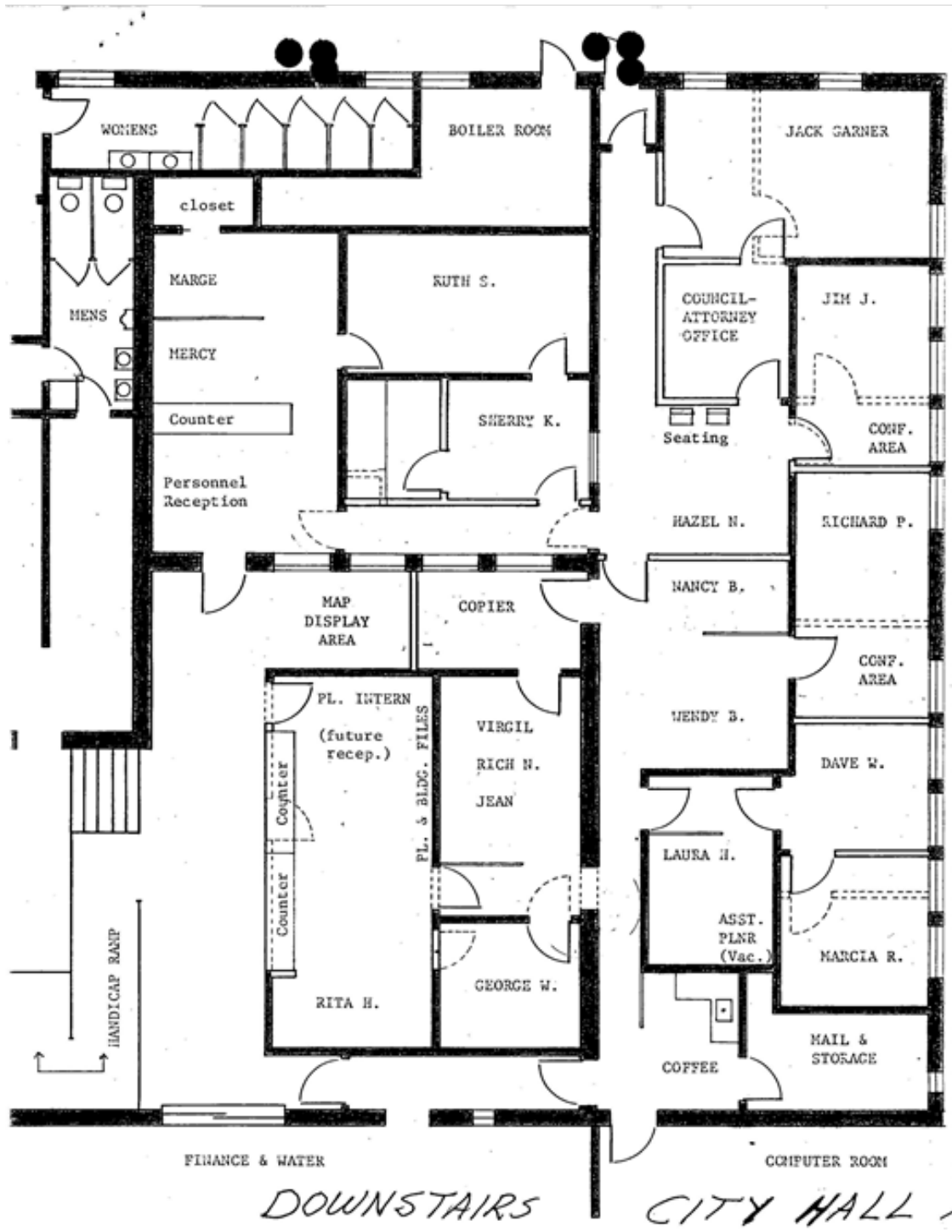
Figure 6. Alterations to upstairs interior; Source: City of Martinez (Lazerfiche)



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Figure 7. Alterations to downstairs interior; Source: City of Martinez (Lazerfiche)



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**Figure 8. Architectural rendering showing original walls and 1990s addition walls;
Courtesy Dave Scola, City of Martinez Building Department Head**



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Figure 9. Circa 1917, Photographer unknown; Courtesy Martinez Historical Society

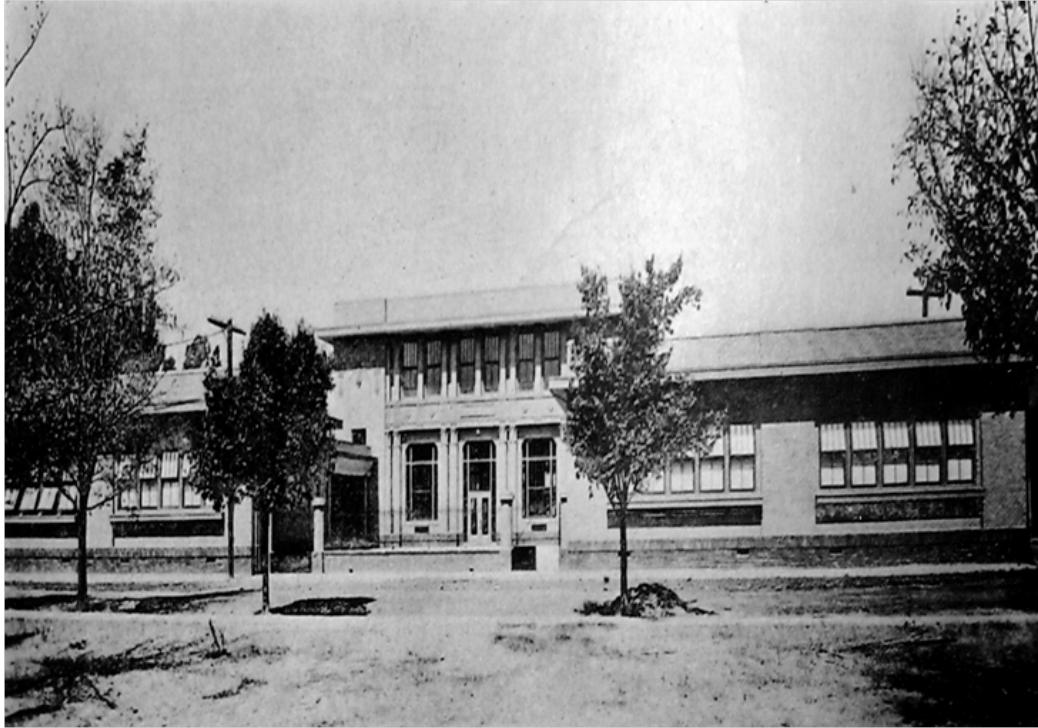


Figure 10. Circa 1917, Photographer unknown; Courtesy Martinez Historical Society



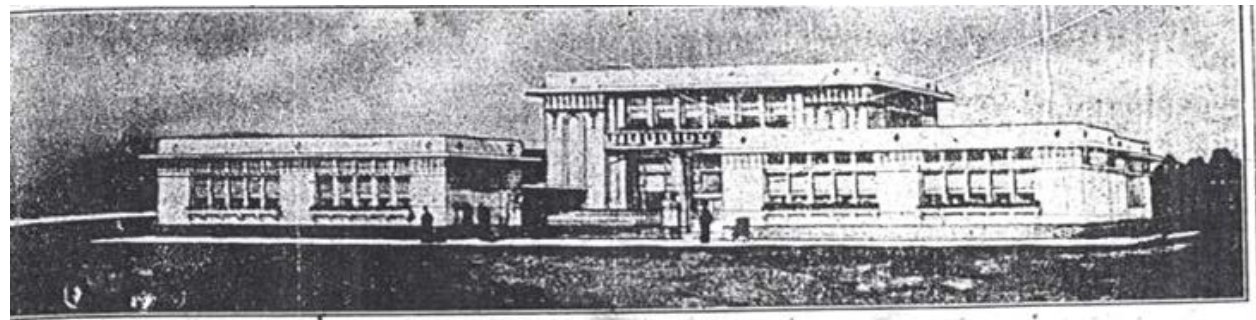
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Figure 11. Stone & Wright's depiction, as published in *The Architect and Engineer*, 1917



Figure 12. As published in the *Martinez Daily Gazette* September 1, 1917



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**Figure 13. Central entrance arch no longer contained a door, 1956; Contra Costa Gazette
Photographer, Courtesy Contra Costa Historical Society**



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Figure 14. Interior, 1956; Contra Costa Gazette Photographer, Courtesy Contra Costa Historical Society



Offices of the city coordinator, city clerk finance and water departments have been combined in one large room in the new quarters of the city. Here, left to right, are Maria Garcia, stenographer; Personal Clerk Leda Johnston; Chief Evelyn Siverra at the desk; Jack K...; Alton Nelson, clerk, waiting on...; and Jim Millif. —Gazette Photo

City Of Martinez Has New Address

The Martinez city family, except police and firemen, has been gathered under one roof as new offices were opened in the east wing of the newly renovated grammar school building on Henrietta Street, between Alhambra Avenue and Centre Street.

The police department will remain in the city-owned building on Buena Vista, until the west wing of the new city hall is renovated. The fire department occupies a new building on Jones Street.

For many employees, who moved into the new building during the past weekend, it was a return to memories of school days.

City Clerk Raymond E. Johnson was in the Class of 1919, of Alhambra High school, whose graduation exercises were held in the auditorium of the building, now to be used as a city council chamber.

Personal Clerk Leda Johnston was in the first class of eighth graders whose graduation exercises were held in the auditorium. Harriet Voss, a secretary, attended first grade classes in the school and Edward Ray of the Maintenance Department also attended classes there.

The building was purchased last year from the Martinez Elementary School District, which had abandoned it for school use, for \$40,000 with payments spread over seven years with no interest. Cost of renovating the east wing and auditorium was \$45,000 including architectural fees, heating, lighting and painting.



The engineering, maintenance and building inspector offices have been provided spacious quarters in the new city hall. Here, Harriet Voss, secretary, Assistant City Engineer Bill Shoppard and City Engineer Robert E. Smith, are shown at work in the new office. —Gazette photo

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Figure 15. 1956, exterior image shows 1928 addition on west wing second floor; Contra Costa Gazette Photographer, Courtesy Contra Costa Historical Society



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Figure 16. Circa 1960s, no entrance in central massing; Photographer unknown, Courtesy Martinez Historical Society



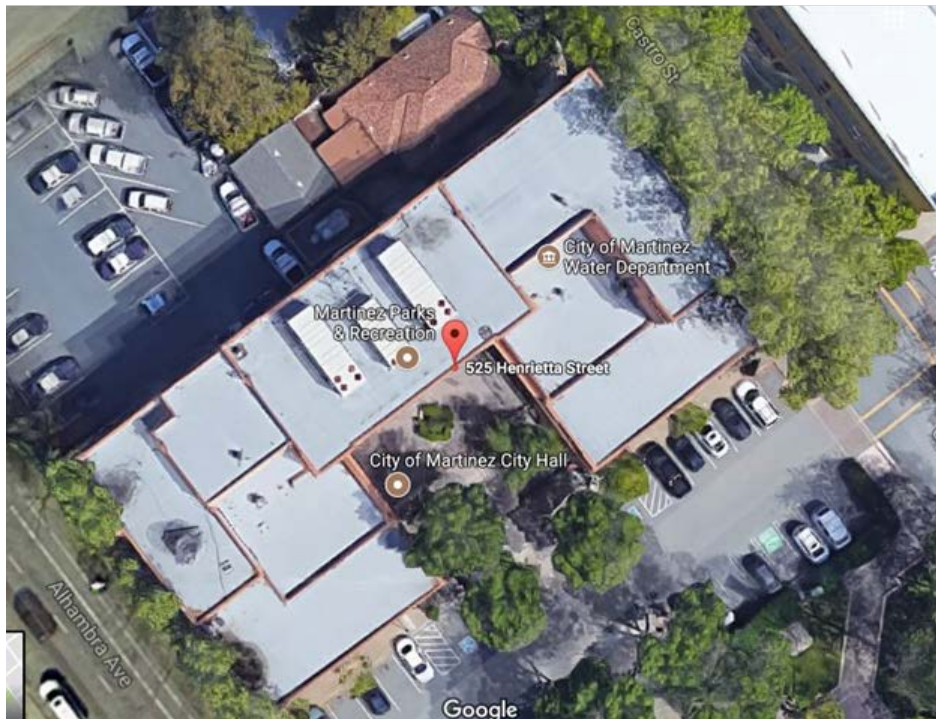
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Figure 17. Circa late 1960s; Photographer unknown, Courtesy Martinez Historical Society



Figure 18. Additional angles (1 of 3); Courtesy Google Earth, accessed July 2017



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Figure 19. Additional angles (2 of 3); Courtesy Google Earth, accessed July 2017



Figure 20. Additional angles (3 of 3); Courtesy Google Earth, accessed July 2017



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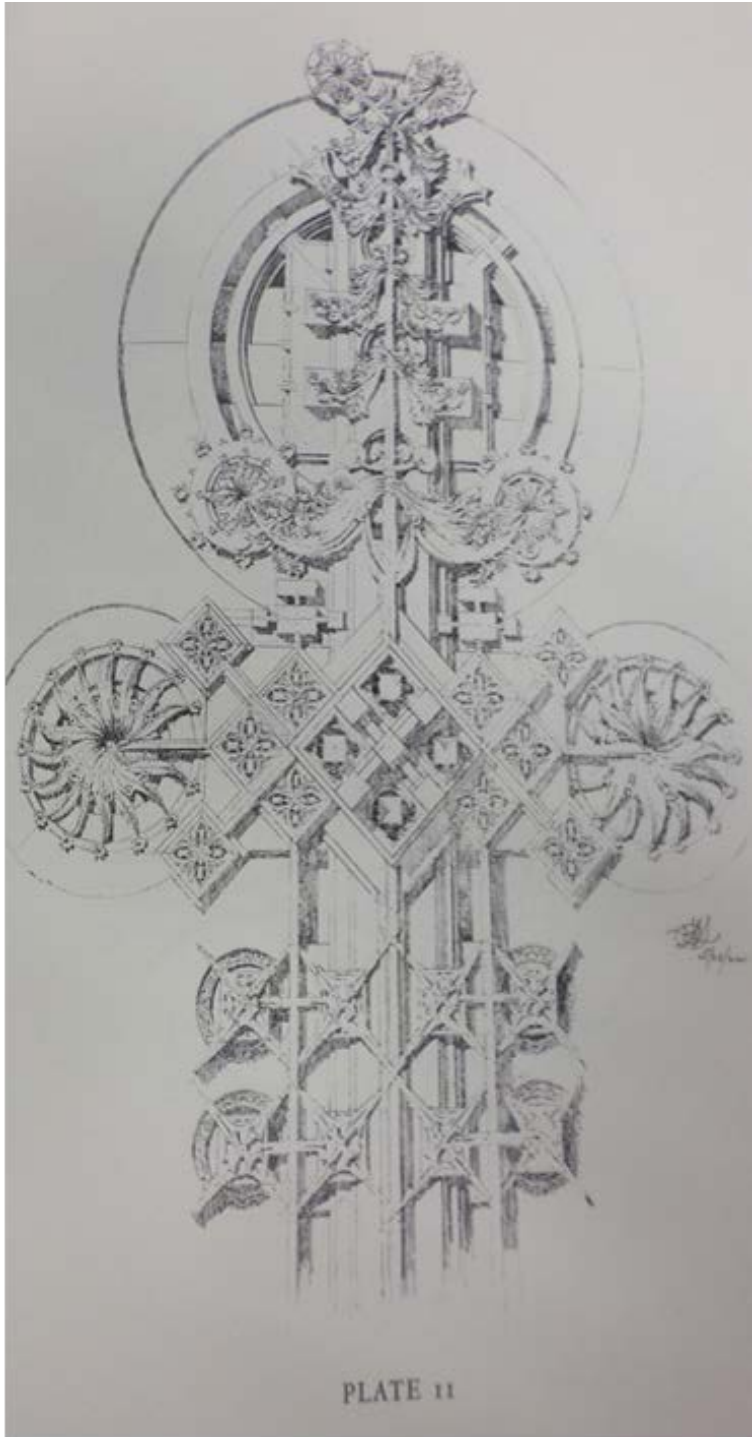
Figure 21. Sullivanesque ornamentation preserved inside Martinez City Hall lobby, 2017. Early 1990s renovations required two ornaments' removal; remaining ornaments are intact. Photographer Kristin Henderson



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Figure 22. Plate 11, Louis. H. Sullivan, *A System of Architectural Ornament: According with Philosophy of Man's Power* (New York: Eakins Press, 1967) All rights reserved, may be copied for research or education purposes.



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Figure 23. Sullivanesque ornamental medallion adhered to Martinez City Hall lobby exterior (main massing spandrel), 2017. Photographer: Rob Parolek, City of Martinez Park, Recreation, Marina, & Cultural Commission



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Figure 24. Plate 17, Louis. H. Sullivan, *A System of Architectural Ornament: According with Philosophy of Man's Power* (New York: Eakins Press, 1967) All rights reserved, may be copied for research or education purposes.

