

County Johnson
City Iowa City

Address 16 S. Clinton Street

Site Number 52-01052
District Number

Criteria Considerations

- 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.

Areas of Significance (Enter categories from instructions)

01 ARCHITECTURE

05 COMMERCE

Significant Dates

Construction date

1884

check if circa or estimated date

Other dates

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

unknown

Builder

unknown

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

| Zone | Easting | Northing | Zone | Easting | Northing |
|------|---------|----------|------|---------|----------|
| 1 | _____ | _____ | 2 | _____ | _____ |
| 3 | _____ | _____ | 4 | _____ | _____ |

See continuation sheet for additional UTM references or comments

11. Form Prepared By

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organization AKAY Consulting

date 10/2017

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city or town Minneapolis

state MN

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ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

| | | |
|--------------------------|--------------------|------------------|
| Roll/slide sheet # _____ | Frame/slot # _____ | Date Taken _____ |
| Roll/slide sheet # _____ | Frame/slot # _____ | Date Taken _____ |
| Roll/slide sheet # _____ | Frame/slot # _____ | Date Taken _____ |

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____

Date: _____

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7. Property Description

As described by Svendsen, this 3-story, mid-block commercial building contains a single shop space on the lower level and originally had two apartments on the upper levels. The contemporary storefront has an off-center, recessed entrance with small shop windows and vitrolite cladding, all set beneath a fixed, curved awning. The portion of the original storefront separating it from the upper section of the façade remains intact. It is fabricated of pressed metal with a row of dentils set between a pair of small brackets that originally capped pilasters at each side of the storefront. The upper levels have three windows each with elaborate pressed metal hoods in the Gothic Style. The pressed metal cornice has a garland of pointed arches set beneath a dentil line and crown molding with paired brackets at each end. Single brackets are set beneath a triangular pediment that is centered above the cornice. The pediment has a semicircular inset. Fenestration includes replacement sash for the original double-hung windows. The building has a stone foundation with masonry walls constructed of reddish brown brick. The front measures 20' and it has a combined depth of 150' with the front third 3-stories, middle third 2-stories and rear ell 1-story. The building has hipped roof over the front third and a flat composition roof over the balance. Changes include a conversion of the upper floors from apartments to offices in 1927, and remodeling of the storefront at an unknown date.

The Namur Bakery building remains in 2017 much as described above. The building's upper façade retains its historic, character-defining features including red brick exterior, tall and narrow windows with heavy hoods, and ornate Victorian cornice. The storefront cornice, with its ogee arch details, is likewise retained. As it has for some 60 years, the storefront houses McDonald Optical. The 2017 occupant of the upper stories was not verified.

Image 01. View of the streetscape within which the building is located, looking NE across S. Clinton Street.



(Image by AKAY Consulting, August 2017)

The view of the Namur Bakery building is blocked by the traffic light.

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Image 02. View of the façade (west elevation), looking east across S. Clinton Street from the Pentacrest grounds.



(Image by AKAY Consulting, August 2017)

8. Statement of Significance

The Namur Bakery building is located directly opposite Old Capitol, a National Historic Landmark, and the Pentacrest, a National Register historic district. The resource is a moderately well-preserved example of the commercial form of the Late Victorian Gothic style. The resource is locally significant under Criterion C as a well-executed, stylistic expression in the Iowa City downtown. The building is also significant under Criterion A; contributing as it does to our understanding of the history of commerce in Iowa City. As a result, the resource is considered a contributing resource to a potential National Register historic district.

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Although the building's storefront has been altered from the historic, the upper stories retain a very good level of historic integrity of design and materials. Because alteration of storefronts is a typical condition of historic commercial buildings, the impact of that loss is mitigated by the retention of the upper façade, which provides the building's historic stylistic character.

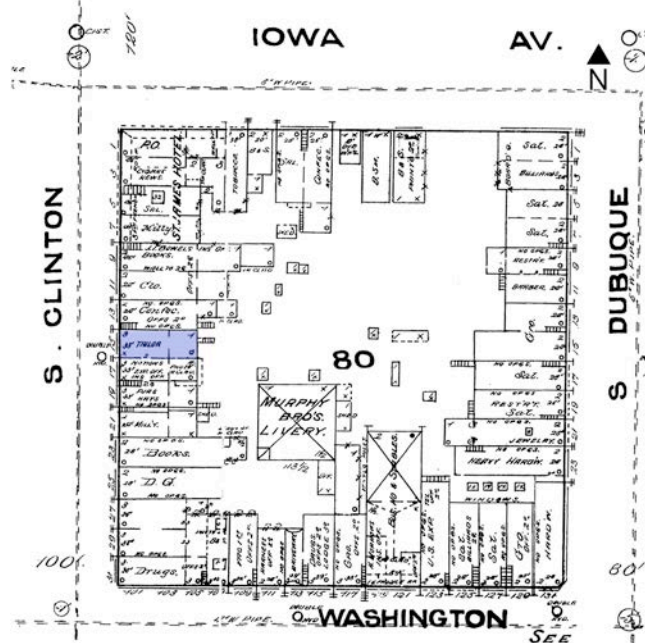
Historical Background

As originally laid out, Clinton Street provided a series of lots facing onto "Capitol Square." A commercial building appears on the city's first fire insurance map in 1874. While it is possible that the structure of the existing building dates to 1874 or earlier, property transfer records, historic images, and fire insurance maps show that the Late Victorian façade post-dates 1883.

As noted by Svendsen, property transfer records show the property owned by F.P. Brossart prior to 1866 and transferred from J.F. Brossart to John B. Noel in 1883. The Sanborn Company's fire insurance map for 1883 depicts a 3-story building with a 33-ft. frontage on S. Clinton and an interior opening to the north section of a two-bay building adjacent on the south (then numbered 17-19 and now numbered 18-20). An historic image dating to sometime between 1874 and 1888 shows the building prior to the Late Victorian façade.

In 1888, the fire insurance map records a change in the building footprint at this location: the 33-ft. frontage is retained, but the footprint extends to the east and the interior connection to the building on the south is gone. Historic images dating to the early 1890s confirm the replacement or alteration of the earlier building.

Figure 01. Insurance Map – 1883



(SOURCE: Sanborn Fire Insurance Company, 1883.)

The early footprint of buildings at this site is similar to that of the ca.1885 building, indicating that the original structure may have survived the renovation, if only at foundation level.

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Image 03. Historic Image – 1874-1892



(Image courtesy of State Historical Society of Iowa, Iowa City.)

The arrow indicates the location of the Namur Bakery building. Fire insurance maps note that, in 1883, the building was interconnected with the two-bay building to its south; that arrangement had changed by 1888 when the next fire insurance map was published.

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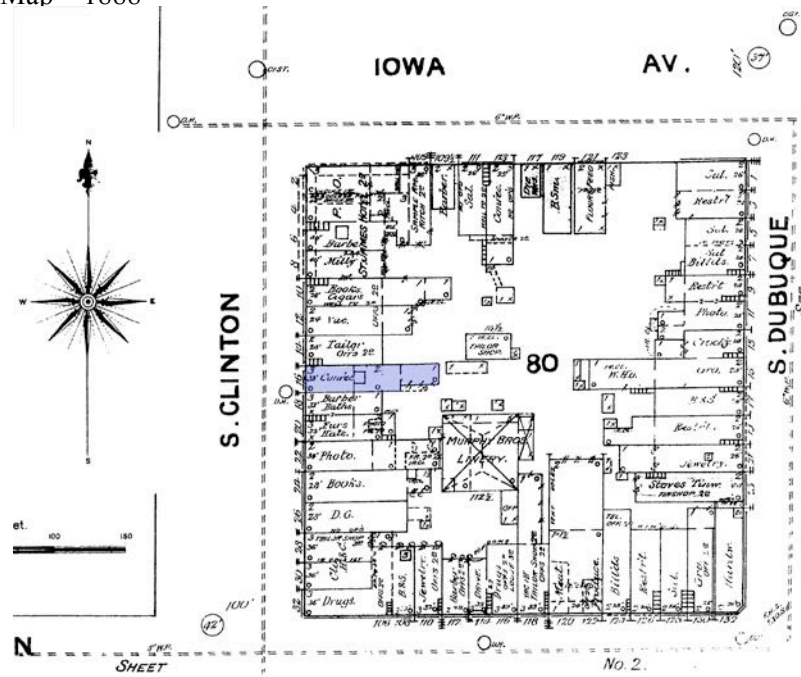
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Figure 02. Insurance Map – 1888



(SOURCE: Sanborn Fire Insurance Company, 1888.)

Between 1883 and 1888 the footprint of the building changed notably.

Image 04. Historic Image – 1874-1888



(Image courtesy of State Historical Society of Iowa, Iowa City.)

The arrow indicates the location of the Namur Bakery building. The image pre-dates the 1888 fire insurance map, at which time the building was no longer attached to the two-bay building on its south.

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To further substantiate the case that the building dates to ca.1884, the new property owner, John B. Noel, operated a confectionery from the storefront in the years shortly after he acquired the property in 1883. The change in ownership and occupancy underscore the information in the fire insurance maps and historic images.

For much of its early history, the building was occupied by a confectioner – seller of fine chocolates, homemade candies, and ice cream - beginning with Noel's Confectionery in ca.1884. Svendsen notes Eugene Namur, confectionery and bakery, was located in the building in 1888; the family lived in the upper story. According to local historian Irving Weber, the Namur Bakery was famous for its "snowflake bread." He said the secret of the bread was running the white flour dough between steel rollers a number of times and that many visitors to Iowa City would take home a loaf as a special treat. Namur moved to another storefront on the north side of College Street between Clinton and Dubuque Streets) in 1910 (Svendsen, 2001).

Confectioner James O. Taylor had the longest association with the storefront. From about 1909 to 1911, Taylor managed The Grand. From 1915 to at least 1924, Taylor operated the confectionery under his own name – historic images document Taylor's Ice Cream in 1911. The Taylor made ice cream in the basement of the building with a soda fountain on the main floor. Throughout his association with the business, he and his wife Minnie lived above the store.

Image 05. Historic Image – 1911



(Image courtesy of State Historical Society of Iowa, Iowa City.)

The arrow indicates the location of the Namur Bakery building which, in 1911 was occupied by Taylor's Ice Cream.

In 1926 the property was sold to Arthur Winters and about the same time the confectionery was replaced by Kadgihn Photographic Studio which, according to Weber, specialized in portraits during its twenty-year tenancy. City directories indicate that the studio was operated by Mrs. Opal Breece by 1930 as "Newburg Studio."

In 1927 O.K. Patton, a University of Iowa law professor purchased the building and converted the upper levels to office space for the national headquarters of the Delta Chi Fraternity. Patton was an active leader in the national organization. In 1946, Boerner's Pharmacy opened in the storefront space complete with soda fountain. In 1956 the shop space was taken over by A.J. McDonald for his optical company. McDonald purchased the building in 1969 and the business remains in the space (Svendsen, 2001).

McDonald Optical continues to occupy the storefront at 16 S. Clinton Street in 2017.

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Image 06. Historic Image – 1976



(Source: "'Queen' of the downtown kids turns 95," *Iowa City Press-Citizen*, October 20, 1976: 23.)

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9. Major Bibliographic References (2001)

Iowa City city directories.

Property Transfer Records, Johnson County Auditor's Office.

Tax Assessor's Records, City of Iowa City Assessor.

Summary Sheet, 16 South Clinton, Urban Revitalization Act Study Area Survey, 1981.

Sanborn maps, 1874, 1879, 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933, and 1933 updated to 1970.

Ellis, Edwin Charles, "Certain Stylistic Trends in Architecture in Iowa City," MA Thesis, Depart of Art, State University of Iowa, June 1947, pp. 157-159.

Weber, Irving. *Irving Weber's Iowa City - Volume 1*. Iowa City, Iowa: Iowa City Lions Club, 1976, pp. 63-64.

2017: References

Iowa City Public Library. Digital Photograph collection. <http://history.icpl.org>.

Iowa City Then & Now. Publisher unknown.

Mansheim, Gerald. *Iowa City: an illustrated history*. Norfolk, VA: The Donning Company, 1989.

State Historical Society of Iowa. Iowa City. Photograph Collection.

Slonneger, Marybeth. *Finials: A View of Downtown Iowa City*. Iowa City: Hand Press, 2015.

Svendsen, Marlys A. "Survey and Evaluation of the Central Business District." Prepared for the Iowa City Historic Preservation Commission, 2001.

Svendsen, Marlys A. "Coast & Sons Building: 52-01051." Iowa Site Form, 2001.

Timeline: Coast & Easley

| | | |
|---------------------|------|-----|
| Building Numbering: | 1874 | 30 |
| | 1879 | 206 |
| | 1888 | 16 |
| | 1892 | 16 |
| | 1899 | 16 |

Pre- Historic image: Clinton looking NE with Saint James Hotel but before Coast & Sons.
1892 16 S. Clinton: not this façade – 3 windows at each of upper floors, but hoods and cornice are markedly different.

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- 1890s Historic image: Clinton looking NE with Coast & Sons (1892) and Saint James Hotel (replaced in 1917).
16 S. Clinton: In place; no legible signage; exterior fire escape.
- 1900 Historic image: Clinton looking NE with Coast & Sons and Saint James Hotel.
16 S. Clinton: "Ice Cream" signage; exterior fire escape; finials on cornice.
- 1901 City Directory: 16 "Confectioner" J.J. Wilsdon
J.J. Wilsdon, bakery, residence: 16 S. Clinton
- 1904 City Directory: 16 "Confectioner" J.J. Wilsdon
J.J. Wilsdon, bakery, residence: 16 S. Clinton
- 1905 Historic image: Clinton looking SE from Iowa Avenue with Saint James Hotel, Coast & Sons.
16 S. Clinton: "Ice Cream" signage; exterior fire escape.
- 1909 City Directory: 16 The Grand, ice cream, chocolate and candies
16-1/2 James O. and Minnie Taylor, manager at The Grand
- 1911 Historic image: Clinton looking SE with Coast & Sons and Saint James Hotel.
16 S. Clinton: "Taylors Ice Cream"; exterior fire escape
City Directory: 16 The Grand, confectionery
16-1/2 James O. and Minnie Taylor, residence
- 1915 City Directory: 16 James O. Taylor, Confectioner
16-1/2 James O. and Minnie Taylor, residence
- 1922 City Directory: 16 James O. Taylor, Confectioner
16-1/2 James O. and Minnie Taylor, residence
- 1924 City Directory: 16 J.O. Taylor's, ice cream, fine chocolates, and homemade candies
16-1/2 James O. and Minnie Taylor, residence
- 1926 City Directory: 16 James O. Taylor, confectioner
16-1/2 James O. and Minnie Taylor, residence
- 1928 City Directory: 16 No listing
- 1930 City Directory: 16 Newburg Studio
16-1/2 Fraternity Advisor System
16-3/4 Delta Chi National Fraternity

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11. Additional Documentation

Full Legal Description: Original Town, S 20' Lot 4 & N 8' Lot 5 Blk 80

Assessor: 1010311016

Lat/Long: 41.660958/-91.534358

Parcel Map – 2017



(SOURCE: <http://iowacity.iowaassessors.com/parcel>)