

Site Inventory Form
State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. **52-01053**

New Supplemental

Part of a district with known boundaries (enter inventory no.) _____

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Commercial Building

other names/site number _____

2. Location

street & number 18-20 S. Clinton Street

city or town Iowa City

vicinity, county Johnson

Legal Description: (If Rural) Township Name _____

Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town

Block(s) 80

Lot(s) Part of Lot 5

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

- buildings
- sites
- structures
- objects
- Total

If Eligible Property, enter number of:

Contributing Noncontributing

- | | |
|---|---|
| 1 | — |
| — | — |
| — | — |
| 1 | — |

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title
Iowa City Central Business District Study - 2017 UPDATE

Historical Architectural Data Base Number
52-127

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02E COMMERCE/TRADE/specialty store

02E COMMERCE/TRADE/Specialty Store

01B DOMESTIC/multiple dwelling (upper floors)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

05 LATE VICTORIAN

foundation 04 STONE

walls 06 STUCCO

roof 17 OTHER

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Johnson
City Iowa City

Address 18-20 S. Clinton Street

Site Number 52-01053
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)

05 COMMERCE

Significant Dates

Construction date
1874 check if circa or estimated date
Other dates
c.1944

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

name/title Alexa McDowell, Historian

organization AKAY Consulting

date 1/2017

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telephone 515-491-5432

city or town Minneapolis

state MN

zip code 55407

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: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

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Commercial Building
Name of Property
18-20 S. Clinton Street
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Iowa City
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7. Property Description

This resource is a 3-story, 2-bay commercial building that first appears on fire insurance maps in 1874. Judging from its gable pitched roof and the simple stylistic details apparent in historic images (Image 03), that early construction seems likely. Today the original façade is fully replaced by a ca.1944 alteration. Despite the significant face-lift, the building form remains characterized by two storefronts with a central staircase separating them and flanking firewalls marked at the roofline by parapets; a north-south ridgeline also dates to the ca.1874 construction.

As noted in 2001, “this mid-block commercial building contains two shop spaces on the lower level separated by an entranceway and staircase leading to the upper floors. The upper levels originally had a combination of apartments and business spaces. Sections of the current storefront were installed in 1950 and subsequently modified by changing tenants with current finishes including corrugated metal, oversized signs, aluminum and glass shop windows, and a fixed curved awning above the second floor entrance. The upper levels have been modified (likely between 1944 and 1951) with the addition of asymmetrical groups of windows, the removal of the cornice, and the cladding of the brick walls with stucco. Fenestration includes fixed sash of varying widths filling the four openings. The building has a stone foundation with masonry walls clad in stucco. The front measures 35-ft. with the front half 3-stories and the rear section composed of 2-story and 1-story additions.”

In 2017, the building appears to remain unaltered from the 2001 description. Significantly, the ground level still contains two shop spaces with a centrally located staircase to the upper stories. The storefronts are currently occupied by Short’s Burger and Shine (18) and Nail Studio (20). The second story is occupied by the Clinton St. Social Club, with the third floor occupant unknown.

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



(Image by AKAY Consulting, August 2017)

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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

This two-bay commercial building is located directly opposite Old Capitol, a National Historic Landmark, and the Pentacrest, a National Register historic district. As was determined in 2001, the resource is a poorly preserved example of the commercial form built in ca.1874. Due to major façade modifications, the visual character associated with its construction era has been lost. As a result of the alterations, the building is not eligible for registration under Criterion C in association with architecture – either individually or as a contributing resource to a potential historic district. However, because the building retains its ca.1874 scale, storefront subdivisions, and roof form and because the current façade dates to more than 50-years of age, the building retains sufficient

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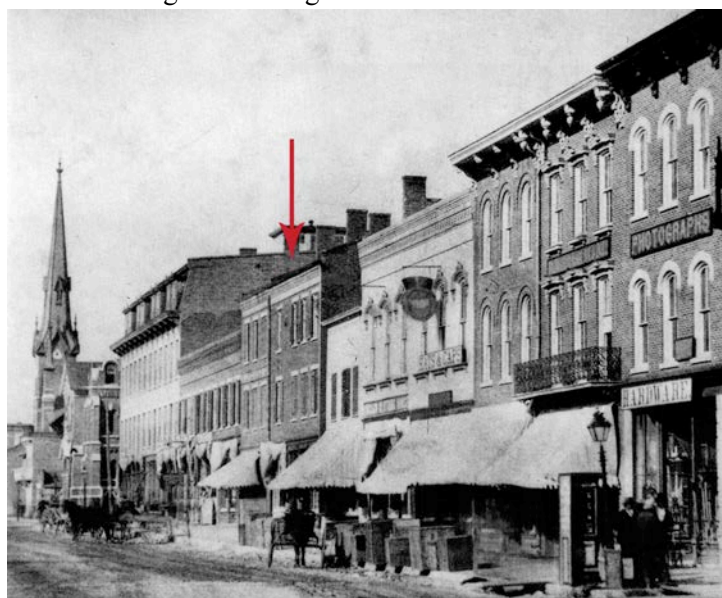
integrity to be considered a contributing resource to a potential historic district under Criterion A in association with the history of commerce.

Beginning in the 1870s, the building's storefronts have been occupied by retail enterprises representative of the evolution of the city's downtown commercial trends – a photographer, a grocer and an express office being among the long list of businesses located in the building. With several of the business operators also inhabiting the upper story apartments, the building also demonstrates the connection of commercial enterprises with downtown residential living practices. Further, from ca.1925 through the 1950s, the north storefront (18) housed Short and Sons, one of a handful of downtown businesses owned and operated by African-Americans. The various businesses housed in the building over the 140+ years since it was constructed are an important part of the historic record of commerce in Iowa City and as a result, the resource contributes to our understanding of that history.

Historical Background

As originally laid out, Clinton Street provided a series of lots facing west onto "Capitol Square." This commercial building may date from sometime prior to 1874 when a building of similar dimensions is first depicted on a fire insurance map. Property transfer records for this property are complex and difficult to trace. A portion of the property appears to have been owned by John F. Brossart and his wife Ann prior to 1884 and transferred to D.F. Rosencrantz in 1892. In 1925 the property was sold to H.D. Short, Lawrence Short and Kenneth Bell. Ten years later, the three acquired the balance of the property on the north side from the Kostelecky heirs. Alice Kostelecky had previously acquired this portion in 1908 following issuance of a Sheriff Deed indicating a tax sale of the property. Descendants of the Short and Bell families continued to own the property in the 1980s (Svendsen, 2001).

Image 03. Historic Image: View looking north along S. Clinton Street – ca.1880



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

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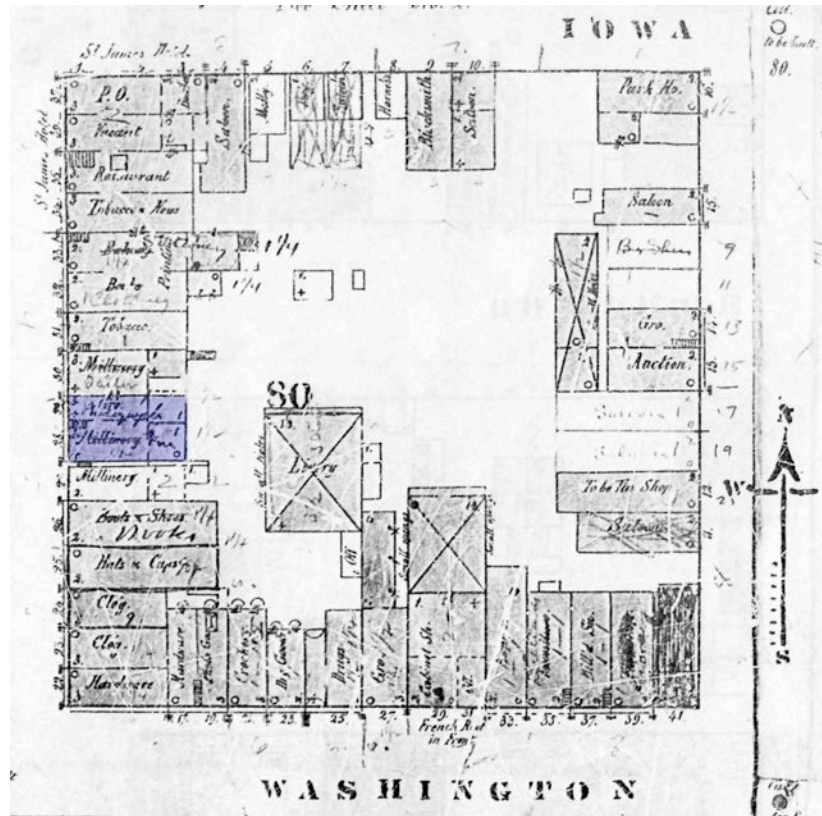
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Figure 01. Fire Insurance Map – 1874



(SOURCE: Sanborn Fire Insurance Company, 1874.)

By the time the city was surveyed for the 1874 fire insurance map, a three-story building with a footprint in keeping with the current building was located on the site.

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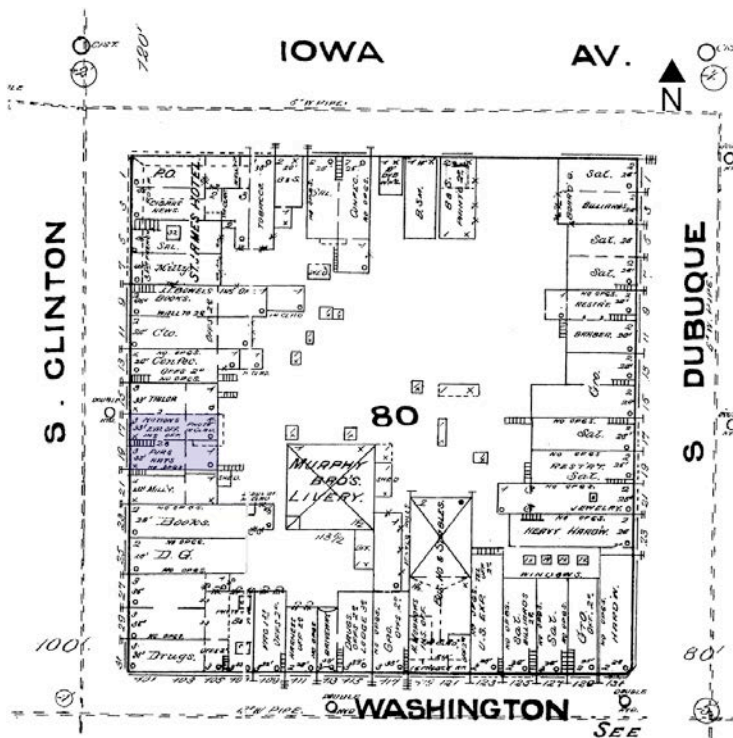
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Figure 02. Fire Insurance Map – 1883



(SOURCE: Sanborn Fire Insurance Company, 1883.)

The 1883 reflects the same elements as noted on the earlier fire insurance map: three-story, two bay building with a central staircase and one story sections on the rear of both bays.

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Image 04. Historic Image: View looking north along S. Clinton Street – 1890s



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

Through the years, several building owners operated businesses from the shop space and resided in one of the apartments above. Sanborn maps show the shop spaces changed frequently. The north shop space (#18) held a photographer and grocery business (1874) with subsequent uses including the “99¢ Store” (1879), notions, an express office and an insurance office (1883), bath and barber shop (1888, 1892, 1899, 1906), a florist (1912), typewriters (1920), and an unidentified shop (1926, 1933). The south shop space (#20) held a millinery (1874) with subsequent uses including furs and hats (1879, 1883), hats and caps (1888, 1892), and clothing store (1899, 1906, 1912, 1920), and an unidentified shop (1926, 1933). City directories show several of the buildings owners operating businesses and/or living in one of the upper level apartments. Among the known businesses to occupy the shop spaces were Whitaker & Co., barbers, in #18 in the 1890s; J.W. Watson, barber, in #18 in 1904; James T. Aldous & Sons Florists in #18 from ca. 1910 through ca. 1918; Detlef F. Rosenkranz, furrier, in #20 from ca. 1892 through ca. 1925; and Short and Sons (Haywood and sons Lawrence & Kenneth) shoe repairers and shiners in #18 from ca. 1925 through the 1950s. The Shorts were one of a handful of downtown businesses owned and operated by African-Americans. Since the 1950s the shop spaces have housed a number of short-term retail tenants including clothing stores, restaurants, bars, and offices (Svendsen, 2001).

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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 Sheets, 18 and 20 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.

2017: References

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

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. Iowa Site Form Nbr. 52-01051, 2001.

11. Additional Documentation

Full Legal Description: Iowa City Original Town S14.1' of N 14.9' Lot 5 Blk 80 and Iowa City Original Town Com 14-3/4' S of NW Cor Lot 5 Blk 80; S 18-1/4'; E 96'; N 17'; E 54'; W 150' to Beg

Assessor: PIN 002+1010311017 and PIN 002+1010311018

Latitude/Longitude: 41.660639/-91.534465

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Parcel Map - 2017

