

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

State Inventory No. **52-01055**

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 The Airliner

other names/site number Townsend Building, Racine's Store No. 3

2. Location

street & number 22 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 — buildings
- sites
- structures
- objects
- 1 — Total

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)

02E07 COMMERCE/TRADE/specialty store/photographer

02G02 COMMERCE/TRADE/restaurant/bar

01B DOMESTIC/multiple dwelling (upper floors)

02E07 COMMERCE/TRADE/professional

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F COMMERCIAL

foundation 04 STONE

08 MODERN MOVEMENT

walls 03 BRICK

roof _____

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 22 S. Clinton Street

Site Number 52-01055
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
1888 check if circa or estimated date
Other dates
1950 - façade

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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date 10/2017

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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: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

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The Airliner	Johnson
Name of Property	County
22 S. Clinton Street	Iowa City
Address	City

7. Property Description

Constructed in ca. 1888, the Airliner is a 2-story, 22- by 96-ft., commercial building located within a contiguous line of commercial properties representing constructions of the late 19th and early 20th centuries. The building's visual character is derived from its mid-20th century Modern façade, which features an adorned brick wall plane, broken only by a ribbon window.

The brick of the upper façade is variations of muted yellows in color. The brick is laid in a stack bond with matching mortar, which creates a vertical linearity. Although it reads as a single punch in the wall plane, the ribbon window is sub-divided into four adjoining glass panels. The linear form of the ribbon window is maintained by the minimal size of muntins used to separate the glass panels. The age of the glass is undetermined, but its dark tint suggests the possibility that it is a more recent alteration. Further, images from the 1970s show what appear to be double-hung windows rather than the fixed windows now in place. A stone running sill finishes the windows and a simple stone coping terminates the façade.

Per the 2001 survey, the storefront also dates to mid-century – supported by the continuation of brick facing to the storefront piers and bulkhead. As Svendsen noted, the first floor has a recessed entrance on the right side with a large window to the left. A fixed, curved awning extends across of storefront. A neon sign noting “The Airliner” is located just above the awning.

In 2017 the building façade appears much as it has since the mid-century renovation, with no significant alterations. The storefront remains occupied by The Airliner. Occupancy of the upper story is undetermined.

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 Airliner (mid-block) is easily identified by its monolithic façade and lack of applied ornamentation.

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



(Image by AKAY Consulting, August 2017)

8. Statement of Significance

The building at 22 S. Clinton Street has been referred to variously as the Townsend Building and Racine's Cigar Store No. 3 - the 2001 evaluation did not prioritize those names. For the purposes of the present evaluation, The Airliner has been adopted as the historic name because it represents the occupant from the time the façade was altered to the present appearance. Further, due to its longevity in the downtown, The Airliner has become a local institution.

The Airliner is located directly opposite Old Capitol, a National Historic Landmark, and the Pentacrest, a National Register listed historic district. In its present ca.1950 incarnation, the building provides a very good stylistic representation of the impact of Modern architecture on commercial properties. In that regard, the resource is locally significant under Criterion C. The building is also significant under Criterion A, contributing as it does to our understanding of the history of commerce in Iowa City, specifically as the longtime home of The Airliner. As a result, the resource is considered a contributing resource to a potential National Register historic district.

Although the structure pre-dates 1900, the building draws its historic character from the mid-20th century façade alteration. The Airliner façade retains a very good level of historic integrity specific to that alteration, with 2nd floor ribbon window (glazing likely replaced), stack bond brick facing, and unadorned wall plane retained. The 2001 evaluation dates the storefront to the mid-century as well, resulting in an overall good level of historic integrity.

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The Airliner
Name of Property
22 S. Clinton Street
Address

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County
Iowa City
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Historical Background

As originally laid out, Clinton Street provided a series of lots facing west onto “Capitol Square.” As noted by Svendsen, this commercial building dates from ca.1888 when a building of similar dimensions was first depicted on a fire insurance map. Previous research indicates that this brick building replaced the last frame structure on this block of South Clinton Street.

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



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

This ca.1880 view of the Clinton streetscape (22 S. Clinton indicated) supports Svendsen’s assertion that the present structure replaced an earlier building (perhaps a wood frame structure). Note the significant change in building height and façade from this image to the next.

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Image 04. Historic Image: View looking north along S. Clinton Street – ca.1892



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

By 1892 the building had achieved its late 19th century appearance, which stood until the mid-20th century.

Property transfer records for this property show T.W. Townsend purchasing the property in 1885 and what likely he who was responsible for the new building constructed there a short time later. Townsend established a photographic studio on the first floor and rented the upper level space (Svendsen, 2001). The 1888 fire insurance map notes a photography studio occupied the building. In 1911 Dr. A.J. Burge, associate professor of surgery at the State University of Iowa, had office space on the upper level and resided in the adjoining apartment space with his wife Adelaide. By 1918 the Townsend Studio was purchased by William Blatz who occupied an apartment in the building as well.

The building became associated with the Rinella family in 1922. Although the family came and went (both in the storefront and the upper story) over the years to follow, the Rinellas are most closely tied to the building in its role as The Airliner. City directories for 1922 and 1924 note Joseph Rinella, fruits in the storefront and family members in the upper story apartment.

The family business was absent from the building from 1926 through 1942 when Busch & Banek, confectioners (1926) and Racine's Cigar Store (1930-1942) occupied the storefront. Directories note that the Rinellas did, however, reside upstairs in 1926.

As noted by Svendsen, in 1930 the storefront was combined with those at 24-26 and occupied by Racine's Cigar Store No. 3. The store was one of four operated by Fred Racine as combination cigar store, soda fountain, and billiard parlor. The Clinton Street store joined No. 1 at 132 E. Washington, No. 2 at 131 E. Washington, and No. 4 in the Jefferson Hotel.

The Rinella's returned to the storefront at 22 S. Clinton in 1943, when Rosina Rinella (daughter of property owner, Joseph Rinella), brought family fruit store back to the building and resided upstairs. Racine's No. 3 store remained in business at 24-26.

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The Airliner

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22 S. Clinton Street

Iowa City

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Svendsen notes that, in ca. 1944, the space was taken over by William Banek and operated as the Airliner Restaurant; today, the building's awning notes the business was established in that year. Local newspaper accounts in the summer of 1946 record beer and cigarette licenses issued to Joseph Rinella (son of Joseph) for 22 S. Clinton.

The Airliner, an Iowa City institution, continues in this location today.

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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, 22 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>.

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: The Airliner

1888 Fire Insurance Map: 2-story, 34-ft., "photo."

1901 City Directory (Business): 22 Townsend & Co., Photographers

1911 City Directory: 22 Timothy Townsend, photographer (r Des Moines, Iowa)

City Directory: 22 T.W. Townsend
22-1/2 Dr. A.J. Burge
Dr. G.F. Tolmage

1922 City Directory: 22 Joseph Rinella, fruits
22-1/2 New Idea Service

"Rinella" Anna A.C., Anton J., Joseph A., Joseph J., and Josephine H. – "bds 22 S Clinton

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- 1924 City Directory: 22 Joseph Rinella, fruits
 22-1/2 Joseph Rinella
 24 Racine's Cigar Store
- 1926 City Directory: 22 Busch & Banek, confectioners
 22-1/2 Joseph, Joseph Jr., Anna, Anton, Josephine, and Rosina Rinella
 24 Racine's Cigar Store, No. 2
- 1930 City Directory: 22-24-26 Racine's Cigar Store, No. 3
 22-1/2 Not Rinellas
- 1940 City Directory: 22-24-26 Racine's Cigar Store, No. 3
 22-1/2 Not Rinellas
- 1942 City Directory: 22-24-26 Racine's Cigar Store, No. 3
 22-1/2 Not Rinellas
- 1943 City Directory: 22 Rosina M. Rinella, fruits
 22-1/2 Rosina Rinella
 24-26 Racine's Cigar Store, No. 3
- 1944 The Airliner awning: "Established in 1944"
- 1946 City Directory: 22 The Airliner, tavern
 22-1/2 Mrs. Leah Bartholomew
 24-26 Kadera's Cigar Store

"Cigaret [sic], Beer Permits Granted By Council," *Iowa City Press-Citizen*, July 23, 1946: 2.
 Permit to sell cigarettes was given to Davidson and Joseph Rinella, 22 S. Clinton.

"Official Publication," *Iowa City Press-Citizen*, July 31, 1946: 10.
 Resolution: "To issue Class "B" beer permits To Joseph J. Rinella at 22 S. Clinton St."

- 1949 City Directory: 22 The Airliner, tavern
 22-1/2 Mrs. Leah Bartholomew
- 1952 City Directory: 22 The Airliner, tavern
 Joseph J. Rinella, Jr.
 22-1/2 Harold Yoakum & Robert Lynes
- 1954 City Directory: 22 The Airliner
 22-1/2 Edward Ceilley and Robert Hade

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11. Additional Documentation

Legal Description: W96' of N22-1/2' of S47-1/2' Lot 5 of Blk 80 of the Original Town

Assessor: 1010311019

Lat/Long: 41.660811/-91.534340

Parcel Map - 2017

