

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

State Inventory No. 52-01057 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 Racine's Cigar Store No. 3
 other names/site number Brown's Smoke Shop, Prince's Flower Shop

2. Location

street & number 24-26 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 5 & 6

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)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	— buildings	<u>1</u> buildings
<input type="checkbox"/> district	— sites	— sites
<input type="checkbox"/> site	— structures	— structures
<input type="checkbox"/> structure	— objects	— objects
<input type="checkbox"/> object	— Total	<u>1</u> 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)
<u>02E COMMERCE/TRADE/specialty store</u>	<u>02G02 COMMERCE/TRADE/restaurant/bar</u>
<u>01B DOMESTIC/multiple dwelling</u>	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05 COMMERCIAL/Brick Front</u>	foundation <u>04 STONE</u>
_____	walls <u>03 BRICK</u>
_____	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)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Johnson
City Iowa City

Address 24-26 S. Clinton Street

Site Number 52-01057
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

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 12/2017

street & number 4252 Oakland Avenue

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: _____

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Racine's Cigar Store No. 3

Johnson

Name of Property

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24-26 S. Clinton Street

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7. Property Description

This 2-story, double-wide, brick commercial building was built in ca.1874 – first appearing on fire insurance maps in that year.

As described in 2001, this mid-block commercial building contains two storefronts on the lower level with a combination of apartments and office spaces located on the second floor. In 2001, the north storefront (24) had a recessed entrance on the right side with a large window to the left, permastone cladding on the foundation, and channel cut siding covering the balance of the opening. The south storefront (26) had a recessed entrance on the left side with a series of shop windows to the right, and a curved awning extending across the full storefront. A staircase to the upper level was noted as centered between the north and south storefronts (Svendsen, 2001).

Regarding the upper façade, the 2001 description notes that six evenly spaced window openings that originally contained double-hung sash were filled with 2-over-1 (casement over fixed sash) with fixed curved awnings above. The original arches had been replaced with flat tops, but originally contained a segmental or semi-circular arch. The cornice contains several corbeled courses of brick in geometric patterns with no wood or metal moldings. A fire escape system was located on the front façade, above the south storefront. The façade measures 44.5' with an irregular combination of masonry and frame appendages at the rear. Façade alterations were completed prior to 1981 (Svendsen, 2001).

Additional renovations of the building's façade were undertaken subsequent to the 2001 evaluation. The ground level remains divided into two storefronts with a unified visual character created through the use of common design elements and materials. The storefront level is clad in solid, dark panels (likely metal) with large display glass incorporated into the design. The former transom area, while blocked where it was historically glazed, serves as the location for signage. The storefront cornice is retained though deteriorated. In 2017, the north storefront interior (24) is integrated with The Airliner (adjacent on the north) with primary entrance to that bar/restaurant made via 22 S. Clinton. A secondary entrance to The Airliner is incorporated into the storefront at 24 S. Clinton; it is off-set near the south edge of the storefront. Despite the integration of the interior spaces, the storefront at 24 S. Clinton retains its visual relationship with its historic partner at 26 S. Clinton. The south storefront (26) is occupied by Cortado, a restaurant. The primary entrance to that storefront is off-set near the north edge of the storefront and is recessed. Access to the upper story remains in the historic location near the center of the building (it is legally associated with the north storefront).

The upper façade has likewise been renovated subsequent to the 2001 survey – the alteration being specific to the replacement of windows, which are currently 2-over-2 in configuration, with the operation (likely single-hung) undetermined. Although the head of the replacement windows are flat (in contrast to the historic arched shape), the opening headers retain their historic arched form, with turned bricks. Evidence of brick repair is seen above each of the windows, but the nature or reason for that repair is undetermined – perhaps related to damage from the earlier removal of the ornamental window hoods. Brick repair is also evident in the cornice and isolated areas of the upper wall. Because the upper wall was painted pre-1981, all of the brick repair is more noticeable than it would be otherwise.

It should be noted that the recent façade renovations related to both storefront and upper story positively impacted the visual character relative to the 2001 appearance.

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



(Image by AKAY Consulting, August 2017)

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



(Image by AKAY Consulting, August 2017)

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Racine's Cigar Store No. 3

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8. Statement of Significance

Racine's Cigar Store No. 3 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 c.1874. Despite the recent renovations which are more historically sympathetic than those represented in the 2001 evaluation, the building's appearance has been significantly diminished by multiple alterations and, as a result, the building is not eligible for the National Register under Criterion C, neither individually nor as a contributing resource with significance derived from association with architecture. However, because the building retains its overall form and scale, historic upper story window openings with original sills (windows themselves being non-historic and window hoods removed), brick cornice, and the recent renovations more sensitively representative of the historic storefront level, the building retains sufficient historic 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 practices – dry goods, “shoes & boots,” and “hats & caps” being among the long list of businesses located in the building. Beginning in ca.1909, the north storefront began its long occupation by a smoke shop, the most notable in a string of proprietors being Racine's Cigar Store No. 3, which conducted business there from ca.1922-ca.1943. Along with the larger contribution made by Fred Racine and his multiple shops, the numerous local businesses and the building they occupied are part of the city's commercial history and as such play a role in our understanding of that historical context.

Historical Background

As originally laid out, Clinton Street provided a series of lots facing onto “Capitol Square.” This commercial building appears to date from prior to 1874 when a building of similar dimensions was first depicted on a fire insurance map. Property transfer records for this property show it owned by E.C. Lyon prior to the Civil War and remaining in the Lyon family until the mid-1940s. Myra Byers acquired the property in 1945 (Svendsen, 2001).

Through the years, several businesses filled the first floor shop spaces and upper level. Fire insurance maps show a boot and shoe shop (24) and a hat and cap shop (26) in 1874, a book and stationery shop (24) from 1879 through 1899 and a dry goods store (26) from 1879 through 1888, a clothing store (26) in 1892, a cigar and pool parlor (24) from 1906 to 1920, a book and stationery store (26) from 1906 to 1912, a florist (26) 1920, and a printing business on the upper level in 1944 (Svendsen, 2001). An accounting of historical occupants is included in the references cited section of this site form.

Beginning in ca.1909, the north storefront began its long occupation by a smoke shop, the most notable in a string of proprietors being Racine's Cigar Store No. 3, which conducted business there from ca.1922-ca.1943. From ca.1926-ca.1943, Racine's occupied both storefronts and, from ca.1928-ca.1940 the business stretched into the adjacent storefront at 22 S. Clinton. In addition to Store No. 3, Fred Racine operated his combined cigar store/soda fountain/billiard parlor enterprises at 132 E. Washington (Store No. 1), 131 E. Washington (Store No. 2), with Store No. 4 located in the Jefferson Hotel.

As noted in 2001, city directories confirm several book and stationery stores along this stretch of S. Clinton Street prior to 1900 including Allin, Wilson & Smith in 1878-79, Lee, Welch and Co. in the north half of this building (24) in 1890- 1892, Lee Bros. & Co. in 1893-94. In 1904, F.F. Cerny and Eda Louis operated a bookstore here under the name of “Cerny & Louis.” Also worth noting, the Iowa Book Store, operated by John Ries, was located in the south storefront from ca.1904-ca.1911.

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Racine's Cigar Store No. 3

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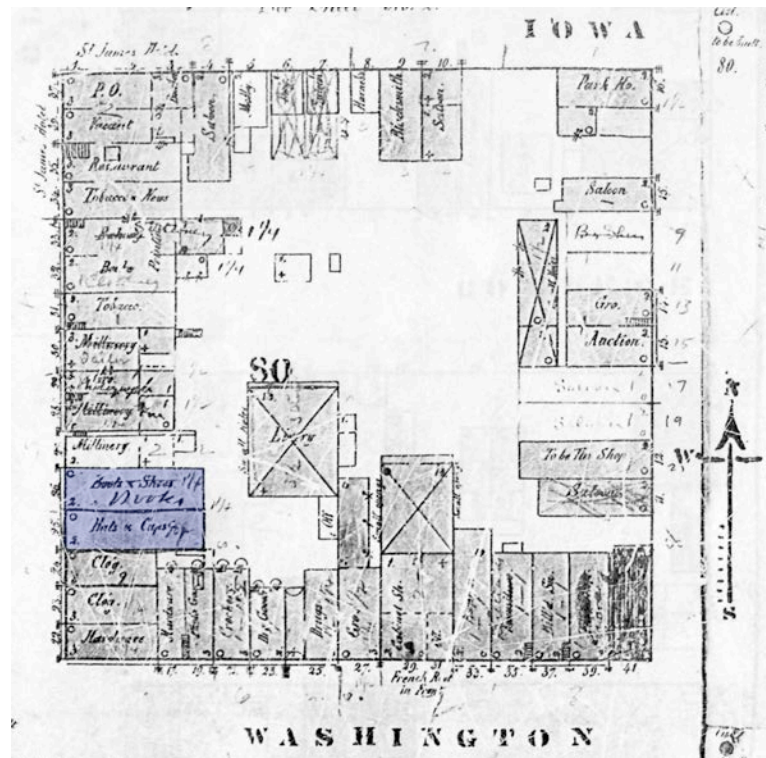
24-26 S. Clinton Street

Iowa City

Address

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Figure 01. Fire Insurance Map – 1874



(SOURCE: Sanborn Fire Insurance Company, 1874.)

The 1874 fire insurance map depicts a pair of side-by-side, two-story buildings at this location. At this time, and through at least 1899, there was no interior access between the halves. Historic images and consistent footprints over time support the assertion that the present building is that depicted on the 1874 map. As a result, it is asserted that the building was constructed prior to the 1874 map. In this year, a “boots & shoes” store occupied the north storefront and a “hats & caps” store was located on the south.

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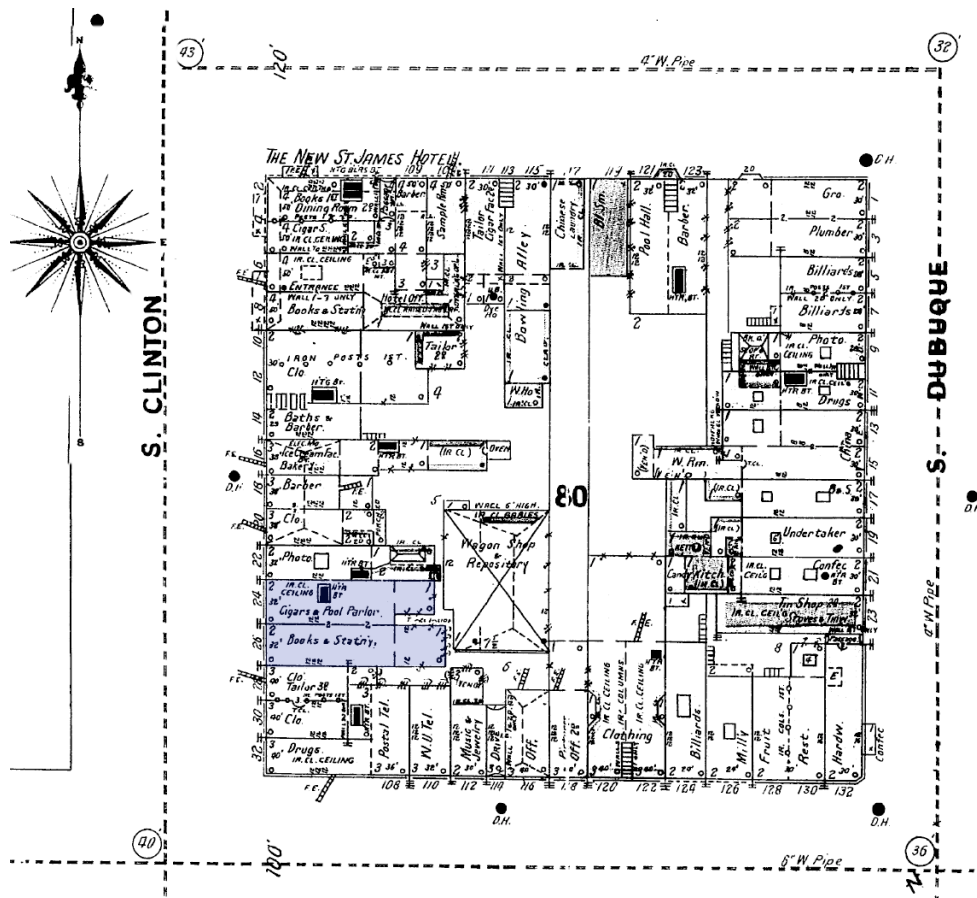
Related District Number

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Figure 02. Fire Insurance Map – 1906



(SOURCE: Sanborn Fire Insurance Company, 1906.)

The bays of the building remained unconnected on the interior through at least 1899. By the time of the survey for the 1906 fire insurance map, the interiors were connected on the second floor. The additions on the rear of each bay appeared in gradually larger footprints beginning in 1883 on the north bay and 1888 on the south bay.

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



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

This view of the east side of S. Clinton Street provides a good view of the building within a decade or so of its construction. Note the cornice and the placement and size of the upper story windows with sills – retained today. Signage above the storefronts notes the south storefront (26) was occupied by a “hats & caps” store. That in the north storefront isn’t legible.

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Image 04. Historic Image: View looking SE along S. Clinton Street – ca.1980



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

In this view from ca.1980 we get an idea of the condition of the façade alterations that appear to have remained in place through 2001 when Svendsen described the building. Recent renovations have replaced the upper story windows with more historically sympathetic versions and restored a sense of visual cohesion to the storefronts.

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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, 24 and 26 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. "24-26 S. Clinton Street: 52-01057." Iowa Site Form, 2001.

Timeline: 24-26 S. Clinton Street

1901 City Directory:

24 Cerny & Louis, bookstore

26(-30) Bloom & Mayer, merchant tailors (see 52-01058 and 52-01059)

1904 City Directory:

24 Cerny & Louis, bookstore

26 Iowa Book Store (John T. Ries, proprietor)

1909 City Directory:

24 Brown's Smoke Shop

26 Iowa Book Store (John T. Ries, proprietor)

1911 City Directory:

24 Clinton St. Smoke House

24-1/2 Vacant

26 Iowa Book Store (John T. Ries, proprietor)

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1915 City Directory:

- 24 Brown Bros./Brown's Smoke House
- 26 Prince's Flower Shop
- 26-1/2 Hemmingson & Adamson
Joseph L. Maginnis
Commercial Print Shop

(Iowa Book Store at 30 S. Clinton)

1918 City Directory:

- 24 Brown's Smoke House/Wm. O.L. Brown
- 24-1/2 Hal W. Short
- 26 Prince's Flower Shop/Prince's Parcel Service
- 26-1/2 University Typewriter Co.
U. Gene Adamson
Commercial Print Shop

1919 City Directory:

- 24 Wm. O.L. Brown, cigars
- 24-1/2 Albert Heid
Loretta M. Scheetz
J. Marquerite Scheetz
- 26 Al G. Prince, florist and parcel delivery
- 26-1/2 Albert T. Presson
Commercial Print Shop

1922 City Directory:

- 24 Racines Cigar Store
- 24-1/2 Mrs Ethel E. Heid
Loretta M. Scheetz
Marguerite M.J. Scheetz
- 26 Prince's Flower Shop/Prince's Parcel Delivery
- 26-1/2 Mrs. Tela Matthes
Commercial Print Shop

1924 City Directory:

- 24 Racine's Cigar Store
- 24-1/2 Lloyd H. Harmon
Mrs. Ethel E. Heid
Dewane L. Buchanan
- 26 Prince's Flower Shop/Prince's Parcel Delivery
- 26-1/2 Dolly Henderson
Noble F. Spitler

1926 City Directory:

- 24 Racine's Cigar Store No. 3 (p. 243)
- 24-1/2 Mrs. Ethel B. Heid
- 26 No listing (Prince's Flower Shop at 111 S. Dubuque)
- 26-1/2 No listing

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1928 City Directory:
24-26 (22-24-26) Racine's Cigar Store No. 3
24-1/2 James M. Bradley
Lawrence N. Slaybaugh
26-1/2 C. DeHaan Co.

1930 City Directory:
24-26 (22-24-26) Racine's Cigar Store No. 3
24-1/2 Lawrence N. Slaybaugh
James M. Bradley
Mrs. Irene Dever
26-1/2 C. DeHaan & Co.

1932 City Directory:
24-26 (22-24-26) Racine's Cigar Store No. 3
24-1/2 Lawrence N. Slaybaugh, barber
Jas. M. Bradley, printer
Campus Beauty Shop
26-1/2 C. DeHaan & Co., dental supplies

1940 City Directory:
24-26 (22-24-26) Racine's Cigar Store No. 3
24-1/2 Slays Barber Shop
Bradley Print Shop
Campus Beauty Shop
26-1/2 C. DeHaan Dental Supply Co.
Ellis Advertising Co., signs

1943 City Directory:
24-26 Racine's Cigar Store No. 3
24-1/2 Ward Coulter, barber
Bradley Print Shop
Campus Beauty Shoppe
26-1/2 No listing

1946 City Directory:
24-26 Kadera's Cigar Store
24-1/2 Ward Coulter, barber
Bradley Print Shop
Campus Beauty Shoppe
26-1/2 No listing

1949 City Directory:
24 The Uptowner, restaurant
24-1/2 Ward Coulter, barber
Bradley Print Shop
Campus Beauty Shoppe
26 The Smoke Shop
26-1/2 No listing

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11. Additional Documentation

Legal Description: W 96' & S 26.5' of Lot 5 and W 96' & N 20' of Lot 6.

Assessor: 24 PIN 1010311020

26 PIN 1010311021

Latitude/Longitude: 41.660703/-91.534365

Parcel Map - 2017

