

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

State Inventory No. **52-01087**

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 Schneider Bros. Furniture Store

other names/site number Kinney Shoe Store; Scott Stores

2. Location

street & number 114-116 E. College Street

city or town Iowa City

Legal Description: (If Rural) Township Name _____

vicinity, county Johnson

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

(If Urban) Subdivision Original Town _____

Block(s) 81

Lot(s) E 40' of Lot 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)

- 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)

02E COMMERCE/TRADE/specialty store

Current Functions (Enter categories from instructions)

02E COMMERCE/TRADE/specialty store

7. Description

Architectural Classification (Enter categories from instructions)

07C Late 19th & Early 20th Century American Movements/

Chicago

Materials (Enter categories from instructions)

foundation _____

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 114-116 E. College Street

Site Number 52-01087
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)

02 ARCHITECTURE

05 COMMERCE

Significant Dates

Construction date
1883 check if circa or estimated date
Other dates
1906 (façade & addition)

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

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, Architectural Historian

organization AKAY Consulting

date 10/2017

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: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

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Schneider Bros. Furniture Store

Johnson

Name of Property

County

114-116 E. College Street

Iowa City

Address

City

7. Property Description

The Schneider Brothers Furniture Store is located along the urban renewal era, pedestrian mall that extends for several blocks along E. College Street and S. Dubuque Street. As originally platted, College Street had a 100-ft. width with four, 80-ft. wide lots laid out perpendicular to the street. 20-ft. wide east-west alleys bisected the blocks and were presumed to extend along the rear of the buildings. College Street extended from the “Promenade” along the Iowa River east through the downtown, over Ralston Creek, and eventually along the south side of College Green park before it reached the city limits (Svendsen, 2001).

The building is constructed of solid brick on a brick or stone foundation. The upper façade blends classically styled modillions and geometric designed moldings suggestive of an early Prairie School influence. The two upper level window groupings are variations of a feature common to the Commercial style that originated at the end of the 19th century in Chicago. These “Chicago windows” include a square plate glass panel between narrow double-hung 1/1 sash. In these window groups, the center sash have the added break of a transom light. The building’s brickwork includes a series of corbeled bands and panels in the façade and surrounding the window openings. Diamond shaped brick squares are symmetrically placed above the storefront to either side of the signboard area. The storefront originally was occupied by one tenant with two sets of doors separated by pairs of plate glass display windows. The original transoms above the doors and shop windows remain in place. The overall effect of this building’s mixed design is to make the building look larger through the use of horizontal elements. The only change to the storefront is the application of a tile facing to the first floor wall surface (Svendsen, 2001).

In 2017, the upper façade appears to be without alteration from the previous evaluation. The storefront is currently faced in a golden-colored brick aligned with the two-bay arrangement of the upper story. A recessed, double-door entrance with narrow side lights is located in the west bay with a similar configuration in the east bay – that configuration being comprised of a display window and narrow sidelights. Windows are set in steel frames and glazed with darkly tinted glass. A single, fixed awning runs the full width of the storefront. A deck has been introduced for outdoor seating (Image 01).

8. Statement of Significance

This building is a reasonably well-preserved example of a late 19th century commercial building that was significantly altered in the early 20th century – its current appearance retaining a good level of integrity specific to that alteration. The 1906 façade incorporates a mix of stylistic features, all of which illustrate the influence of architectural design coming out of Chicago. Alteration of the storefront and the likely alteration of the interior makes the building not individually eligible for listing on the National Register of Historic Places. However, the building is a contributing resource to a potential historic district under both Criteria A and C.

Historical Background

This 2-story brick building was built in ca.1890 according to information in an appraisal of the property completed in the 1960s for the City of Iowa City’s urban renewal plan. This date is consistent with property transfer records that show it being sold in 1892 and city directories that show the business of the new owner occupying this location by 1893 (Svendsen, 2001).

Fire insurance maps contradict the previously suggested construction date, with the building footprint appearing without alteration on maps in 1883 (Figure 01), 1888, 1892, 1899, and 1906 (Figure 02). In those years, a two-story building with a 30- to 34-ft. frontage on College Street covered approximately 2/3s of the lot. A small one-

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Schneider Bros. Furniture Store

Johnson

Name of Property

County

114-116 E. College Street

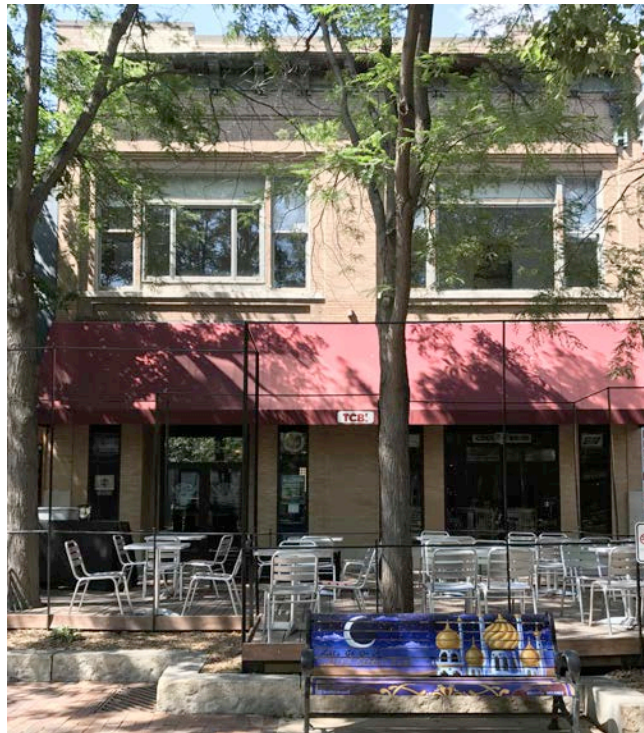
Iowa City

Address

City

story structure (“cabinetry shop”) was located on the alley at the rear of the lot and a bridge connected the two buildings at the 2nd story. A large addition and renovation of the façade in 1906 accounts for the building’s current size and early 20th century design character (2017).

Image 01. View of the façade, looking south across E. College Street (the Ped Mall)



(Image by AKAY Consulting, August 2017)

According to Svendsen, the building was occupied by a furniture store, with undertaking services from the time it first appears on fire insurance maps in 1883 through after World War I; Schneider Bros. operated in the building from ca.1893 through ca.1919. William, Alois and Frank Schneider bought this property from the Hamilton family in the early 1890s. The Schneiders operated a furniture and undertaking business under the style “Schneider Brothers” at 210 E. Washington Street in 1890-91 and by 1893 had relocated to this address. In 1897 William bought out Frank’s interest in the building and the following year William acquired the adjacent building to the east. By 1904 Frank had his own furniture business at 10 S. Dubuque Street and Schneider Brothers – now just William and Alois – had expanded into 118 E. College (the west half of the two-bay building).

Schneider Bros. continued occupied the building until after World War I after which time the property was leased to a series of tenants. White’s Consolidated Stores operated a department store from this site during the 1920s. Later the G.R. Kinney Co. leased the space for its Kinney Shoe Store. A ca.1940s image documents the building’s occupation by Scott Stores, a department store. The building has had a series of short-term tenants since the 1980s. It is currently occupied by TCB!, a soft serve frozen yogurt store.

Iowa Site Inventory Form Continuation Sheet

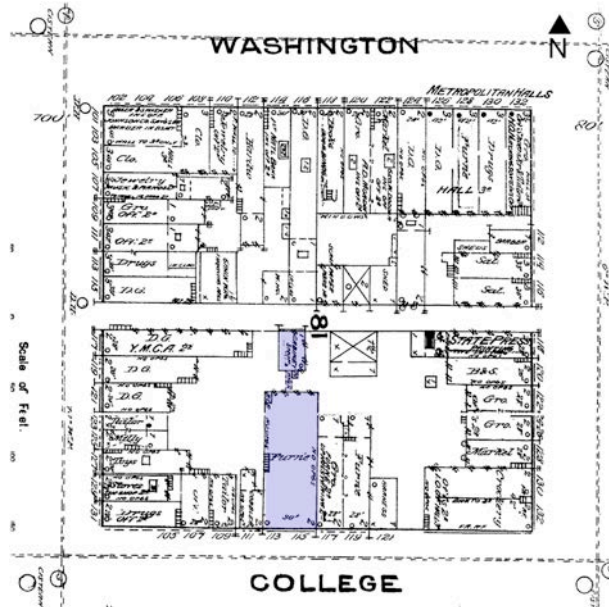
Related District Number

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Schneider Bros. Furniture Store
Name of Property
114-116 E. College Street
Address

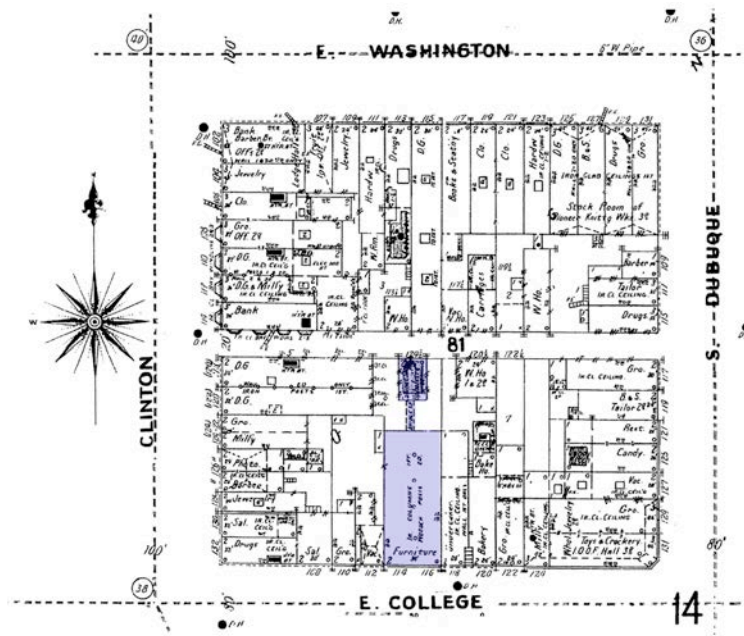
Johnson
County
Iowa City
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Figure 01. Fire Insurance Map – 1883



(Source: Sanborn Company Fire Insurance Map, 1883.)

Figure 01. Fire Insurance Map – 1906



(Source: Sanborn Company Fire Insurance Map, 1883.)

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Schneider Bros. Furniture Store
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Address

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City

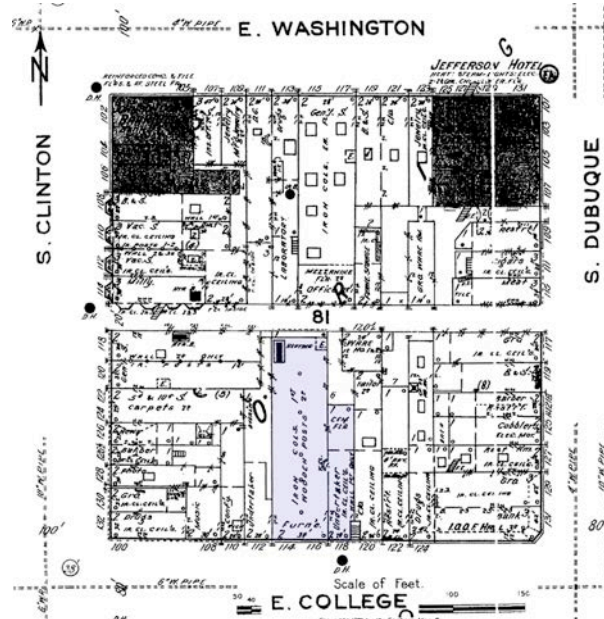
Image 02. Historic Image – ca.1890



(Source: State Historical Society of Iowa)

This early image substantiates the early appearance of the building, which was much-altered in 1906.

Figure 03. Fire Insurance Map – 1920



(Source: Sanborn Company Fire Insurance Map, 1920.)

The 1920 map is the first to record the altered building. It also reflects Schneider's use of the west bay of the adjacent building (118).

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Schneider Bros. Furniture Store

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Image 03. Historic Image – ca.1940



(Source: State Historical Society of Iowa)

By the 1940s the building was occupied by Scott Stores, a department store. This image provides an excellent view of the building's upper façade, which remains much the same today.

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Schneider Bros. Furniture Store

Johnson

Name of Property

County

114-116 E. College Street

Iowa City

Address

City

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.

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.

Iowa City Directory, 1940. Omaha: R.L. Polk & Co., 1940.

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. "Schneider Brothers Furniture Store: 52-01087." Iowa Site Form, 2001.

Newspapers

Iowa City Press-Citizen. "Furniture and Rugs." April 26, 1911.

Iowa City Press-Citizen. "Big Improvement. Schneider Bros. Decide to Remodel Their Already Big Store." February 24, 1906.

Iowa City Press-Citizen. "Local News." March 10, 1906.

Iowa City Press-Citizen. "Who in Business." October 06, 1915.

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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Related District Number

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Schneider Bros. Furniture Store	Johnson
Name of Property	County
114-116 E. College Street	Iowa City
Address	City

Timeline: Schneider Bros. Furniture

- 1906 Fire insurance map shows 2-story building with a 34-ft. frontage. Building extends 2/3s of the lot with a freestanding structure on the alley that is connected by a 2nd floor bridge to the main building. Notes: “ir. columns 1st, Wooden posts 2nd.

Schneider Bros. advertisement for a “remodeling sale.”
- 1907 Schneider Bros. advertising their location at 114, 116, 118 College Street
- 1911 Schneider Bros. advertising their location at 114, 116, 118 College Street
- 1912 Fire insurance map shows 2-story building with a 34-ft. frontage stretching all the way to the alley. Notes: “ir. columns 1st, Wooden posts 2nd.”
- 1940 City Directory: Scott Stores, department store

11. Additional Documentation

Full Legal Description: Original Town Plat, Block 81, E 40-ft Lot 6

Assessor PIN: 002+1010378023

Lat/Long: 41.659560/-91.534000

Parcel Map - 2017

