

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

State Inventory No. **52-01546**

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 Market Hall

other names/site number Franklin Market building

**2. Location**

street & number 2-4 S. Dubuque 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) 66

Lot(s) see add. info

**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)

02E12 COMMERCE/TRADE/specialty store/butcher

02E COMMERCE/TRADE/Specialty Store

05A02 EDUCATION/academy (upper floor)

01B DOMESTIC/multiple dwelling (upper floor)

10A02 INDUSTRY/factory (upper floor)

**7. Description**

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

05G LATE VICTORIAN/Romanesque

foundation 04 STONE

09F05 COMMERCIAL/Brick Front

walls 03 BRICK

08 MODERN MOVEMENT

roof 17 OTHER

other 15G Synthetic stone/Permastone

**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 2-4 S. Dubuque Street

Site Number 52-01546  
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  
1873  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 11/2017

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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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Market Hall	Johnson
Name of Property	County
2-4 S. Dubuque Street	Iowa City
Address	City

## 7. Property Description

The following is a significantly altered description of this resource, which in the 2001 survey was counted as two resources – the north half counted as a contributing resource, with the south half counted as a non-contributing resource. Additional research has resulted in a contradictory evaluation of the resource and the narrative has been altered to reflect that change.

Market Hall (aka Franklin Market building), constructed in 1873, replaced a ca.1856 three-story block building also known as Market Hall, which was destroyed by fire in 1868 (*Finals*, 133-35). At the time of its construction, the new building was a 2-story, double-wide brick commercial building featuring a unified façade (west elevation) with two storefronts (Image 01). The building has historically functioned with different businesses occupying the two storefronts (the north and south halves being without an interior connection) with the upper story having openings between the sections.

Today the two storefronts in Market Hall continue to function autonomously, with the upper story converted to apartments – the floor plan of which connects the two sides of the second floor. The entire building is owned by a single property owner.

**Image 01.** Historic Image: View looking south along S. Dubuque Street from Iowa Avenue – 1894



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

In this view we see the 1873 Market Hall at left. The building replaced the earlier, ca.1856, Market Hall, which was destroyed by fire in 1868.

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Market Hall is located on the southeast corner of the intersection of E. Iowa Avenue and S. Dubuque Street. The 40-foot façade fronts S. Dubuque on the west, with its 82-foot depth running east to the alley; the secondary elevation faces Iowa Avenue. The building has two storefronts facing onto Dubuque Street with a rear entrance facing onto Iowa Avenue, allowing for use as a separate retail space. The building has a low stone foundation with masonry walls constructed of reddish brown brick.

The contemporary storefront in the north bay (2 S. Dubuque St.) has a recessed entrance at the right with a shop window wrapping around the storefront corner. The display window is smaller than the historic, made possible by the use of a 3-foot bulkhead (knee wall), which fills the remainder of the plane. Despite the diminished glazing, the storefront retains an open, commercial character. A fixed awning runs the width of the bay.

The storefront in the south bay (4 S. Dubuque St.) has an off-center, recessed entrance. While some alteration of the storefront is evident, sections of an earlier (likely mid-20<sup>th</sup> century) storefront are retained. This includes an L-shaped display area comprising the north portion of the storefront, up to the point it meets the door. The door and remainder of the storefront is a more recent alteration (post-dating the 2001 survey). The alteration retains a reasonable sense of openness that characterizes historic commercial storefronts, with a modified version of the typical bulkhead-glazing-transom configuration. The storefront is surrounded with a non-historic face brick and a retractable awning is mounted at the level of the storefront cornice.

The upper story of Market Hall was altered in ca.1947, resulting in a stylistic separation between the bays of the building. The upper façade of the north bay second floor retains a good level of integrity, remaining representative of its historic Romanesque influenced expression. The upper wall has three windows, each with stone sills and semi-circular brick arches. The brick cornice has several rows of corbeled brick in several distinct patterns. The original windows have been replaced with contemporary sash that are both undersized and do not follow the arched form of the historic opening.

In contrast, the upper façade of the south bay is representative of the mid-century renovation with PermaStone cladding and the alteration of the fenestration, which is comprised of four small double-hung windows grouped on-center. Further, the building's original brick cornice has been covered with a projecting course of PermaStone. While the alteration creates a separation of character from the historic, because the change dates to more than 50-years of age it should be considered historic in its own right and representative of the evolution of the commercial district.

The secondary elevation (north) has a stepped parapet following the gently sloping roofline. As noted, a secondary entrance is located on the elevation; currently, the entrance is a direct access to the main storefront tenant. A door to the upper story apartments is located near the rear of the building. The entrance is reached via a short set of stairs and the entrance opening has been finished with a faux stone surround. A series of three murals have been painted along the first level. The upper story features a series of six windows irregularly placed along the length of the elevation. The form of the windows alternates between those with a rounded head with turned-brick hood and those with a flat head and no hood. All window openings feature stone sills and are currently fitted with double-hung 1/1s.

2017 Update: the previous text reflects the current conditions.

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Market Hall  
Name of Property  
2-4 S. Dubuque Street  
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Johnson  
County  
Iowa City  
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**Image 02.** View of the façade (west elevation), looking east across S. Dubuque Street.



(Image by AKAY Consulting, August 2017)

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Market Hall	Johnson
Name of Property	County
2-4 S. Dubuque Street	Iowa City
Address	City

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



(Image by AKAY Consulting, August 2017)

## 8. Statement of Significance

Market Hall is located along Iowa Avenue directly opposite the State University of Iowa campus. The building represents both its original architectural character and a mid-20<sup>th</sup> century renovation, illustrating the evolution typical of a commercial district. While the façade of the north bay remains expressive of its original, ca.1874 Late Victorian era Romanesque style, the façade of the south bay expresses the mid-century desire for modernization – the use of PermaStone as a cladding is firmly tied to the era. Although the alteration of one-half of the upper façade creates a level of visual confusion about the building’s identity, it does retain a level of integrity sufficient to be considered a contributing resource to the the National Register under Criterion A in association with the history of Iowa City commerce.

It should be noted that, contradictory to the 2001 survey, the present evaluation counts the building as a single resource. The 2001 approach was undoubtedly adopted due to the duplicity of the façade. The change in evaluation is justified by the longtime continuity of inter-connection of the two sides of the upper story, which remains today, and because the entire building is owned by one entity.



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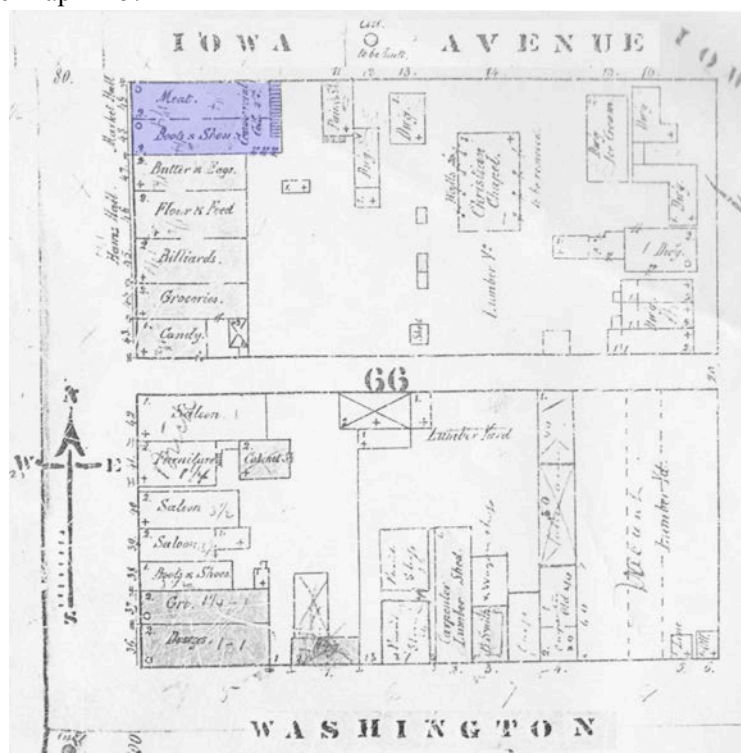
Market Hall	Johnson
Name of Property	County
2-4 S. Dubuque Street	Iowa City
Address	City

## Historical Background

As originally laid out, Iowa Avenue provided a wide corridor extending to the east from Capitol Square and the Iowa Territorial Capitol. In later years after Capitol Square became part of the campus of the State University of Iowa, the campus was extended along the north side of Iowa Avenue. The north half of Block 66 was shown on the Original Town Plat as set aside for churches facing a city park north of Iowa Avenue. However, the commercial buildings facing S. Dubuque Street and Iowa Avenue broke with this plan.

Market Hall was constructed in 1873 on a site formerly occupied by the first Market Hall, which burned in 1863 (*Finials*, 133). Property transfer records show the north half of the property containing Market Hall owned by J.J. Dietz and Joseph Hummer in 1874 with ownership unclear prior to that date. Through the years, several building owners and tenants operated businesses from the shop space and rooms on the upper level. Fire insurance maps show the shop space held a meat market beginning in 1874 and continuing in 1879, 1883, 1888, 1892, 1899, 1906, 1912, and 1920. The 1868 city directory was the first to show a business at this address – Kimball, Stebbins & Meyer, butchers. Subsequent meat markets included Kimball, Stebbins, Meyer & Hunt (1875-76, 1878-79), Frank Stebbins (1890, 1891-92), Franklin Market run by Frank Stebbins (1893-94), Messner Brothers Meat Market run by John and Louis Messner (1901-02, Mullin, Messner & Co. (1904), and Koza & Kaufmann Meat Market run by John Koza and Lou Kaufmann (Svendsen, 2001).

**Figure 01.** Fire Insurance Map – 1874



(SOURCE: Sanborn Fire Insurance Company, 1874.)

Constructed in 1873, Market Hall (noted as such on the map) replaced the earlier building of the same name, which burned in 1868.

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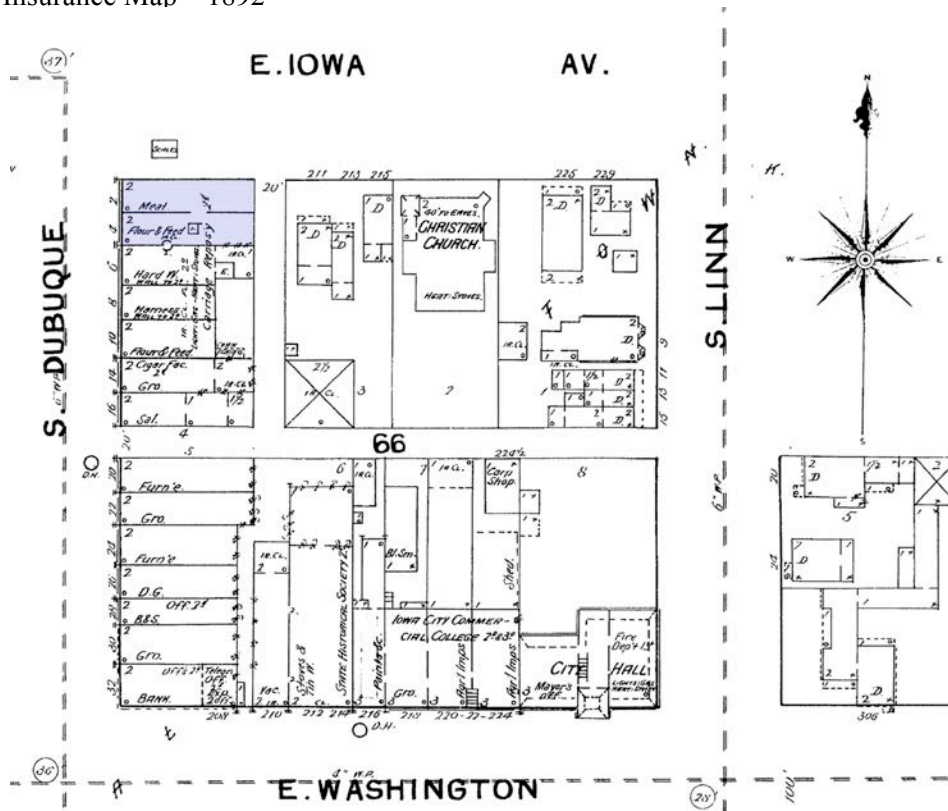
Market Hall	Johnson
Name of Property	County
2-4 S. Dubuque Street	Iowa City
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Through its history the upper level also changed use frequently including a commercial college (1874), preparatory and normal school (1879), business college (1883, 1888), a carriage repository (1892), cigar factory (1899), dance hall (1906, 1912, 1920), hall (1926), and sign factory (1933). City directories are less reliable in confirming upper level uses than first floor occupants. The first directory to show the upper level of #2-4-6-10 S. Dubuque occupied by Frank Tanner for use as a farm machinery and carriage repository in 1893-94. By 1904, Tanner's business had evolved to include agriculture implements and vehicles and was no longer occupying the upper level. He instead operated from #6 S. Dubuque Street (Svendsen, 2001).

From ca.1892 to ca.1912 the upper floor of Market Hall was connected to the building adjacent to the south (6-10 S. Dubuque); in 1892 the adjoining building was Frank Tanner's Carriage Depository (*Sanborn Company Fire Insurance Maps and Final's*, 136).

Another business that operated from the southeast corner of Iowa Avenue and Dubuque streets was the City Market and Scales. In 1904 William Anthony served as the wood measurer and Joe Selbicky was the weigh master. An interesting sidelight is the fact that two of the tenants of the Market Hall were also public officials. Louis Messner, was the fire chief in 1901-02 and Frank Tanner was a county supervisor in 1893-94 (Svendsen, 2001).

**Figure 02.** Fire Insurance Map – 1892



(SOURCE: Sanborn Fire Insurance Company, 1892.)



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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, 2 South Dubuque, 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. "Market Hall (north half), 52-01546." Iowa Site Form, 2001 and "Market Hall (south half), 52-01547." Iowa Site Form, 2001.

## Timeline: Franklin Market Building

- 1874** Fire Insurance Map: North and south bays of upper story have an opening between them. No connection to the building adjacent on the south. South half o the upper story is occupied by a business college. The building name is noted as "Market Hall."
- 1883** Fire Insurance Map: North and south bays of upper story have an opening between them. No connection to the building adjacent on the south. South half o the upper story is occupied by a business college.
- 1888** Fire Insurance Map: North and south bays of upper story have an opening between them. No connection to the building adjacent on the south. South half o the upper story is occupied by a business college.

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- 1892** Fire Insurance Map: North and south bays of upper story have an opening between them AND a fire door between the south bay and the adjacent building (6-10 S. Dubuque). The upper story of all bays – 2-10 S. Dubuque – housed a carriage repository.
- 1906** Fire Insurance Map: North and south bays of upper story have an opening between them AND a fire door between the south bay and the adjacent building (6-10 S. Dubuque).
- 1912** Fire Insurance Map: North and south bays of upper story have an opening between them AND a fire door between the south bay and the adjacent building (6-10 S. Dubuque).
- 1926** Fire Insurance Map: North and south bays of upper story have an opening between them. There is no internal connection between the Market Hall and the adjacent building (6-10 S. Dubuque).
- 1933** Fire Insurance Map: North and south bays of upper story have an opening between them. There is no internal connection between the Market Hall and the adjacent building (6-10 S. Dubuque).
- 1948** Fire Insurance Map: North and south bays of upper story have an opening between them. There is no internal connection between the Market Hall and the adjacent building (6-10 S. Dubuque).

### 11. Additional Documentation

Full Legal Description: Original Town, Com NW Cor Lot 5 Blk 66; E 100'; S 20'; W 100'; N 20'

Assessor: 009+1010312008 and 009+1010312009

Latitude/Longitude: 41.661331, -91.532776

### Parcel Map – 2017

